



TOTAL FLOOR AREA: 639 sq.ft. (59.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 t: 02392 728090



Offers Over £250,000

Honeywood Close, Portsmouth PO3 5BN



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ FITTED KITCHEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ NEUTRALLY DECORATED
- ❖ CLOSE TO TRAIN STATION
- ❖ A MUST SEE

**** TWO BEDROOM HOUSE WITH ALLOCATED PARKING ****

We are delighted to introduce to the sales market this lovely two bedroom, mid terraced property in the sought after location of Honeywood Close, Hilsea. This property is only a short walk from Hilsea Train Station.

This wonderful property would make an ideal purchase for first time buyers, being neutrally decorated throughout no work is needed, you would simply need to

move your furniture in.

The property includes private parking to the front of the property.

Upon entry to the property, there is a spacious lounge/diner and the modern fitted kitchen which leads out onto the low maintenance garden. Upstairs, you have two double bedrooms and the three piece bathroom.

Please call Bernards to arrange your viewing on 02392 728090!

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/DINER
22'0" x 11'6" (6.73 x 3.52)

KITCHEN
11'6" x 7'2" (3.52 x 2.20)

BEDROOM ONE
11'8" x 11'1" (3.56 x 3.40)

BEDROOM TWO
11'6" x 8'5" (3.52 x 2.59)

BATHROOM
6'5" x 4'11" (1.96 x 1.50)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,760.67

MORTGAGE ADVICE
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to

ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI MONEY LAUNDERING
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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