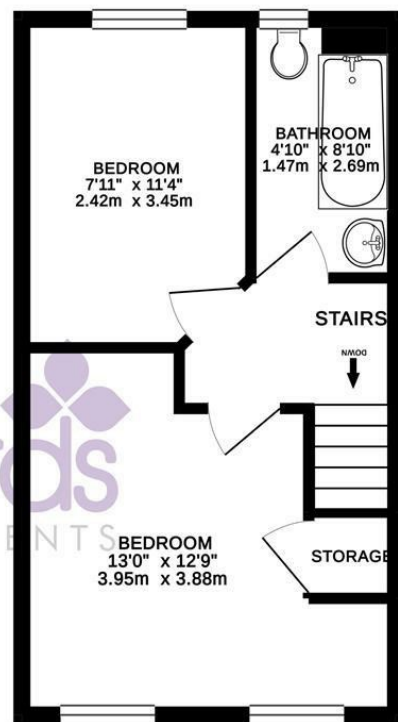
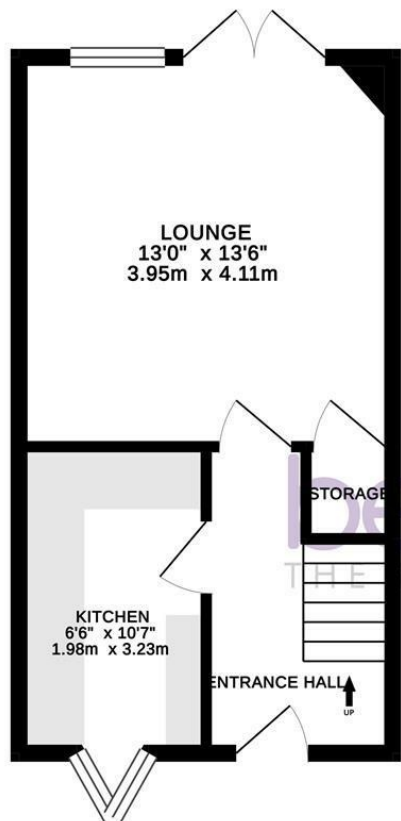
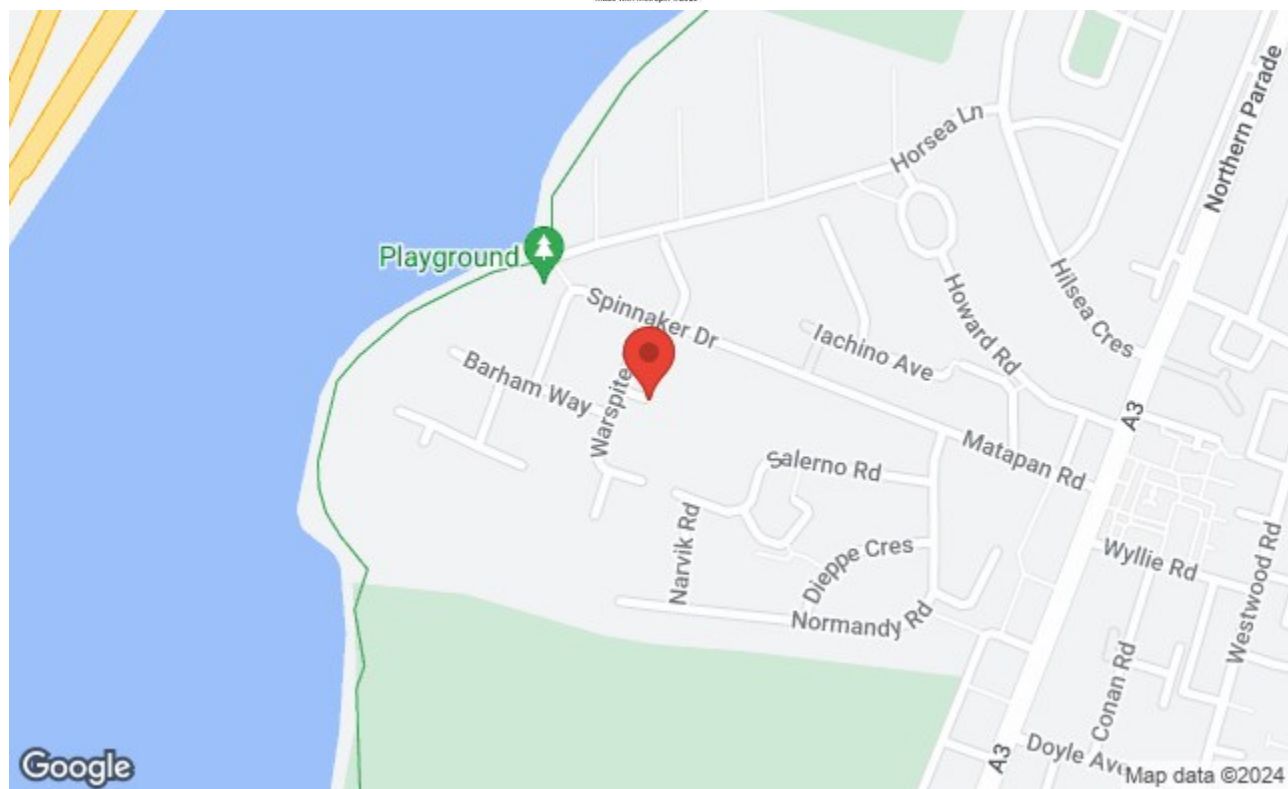


GROUND FLOOR
316 sq. ft. (29.3 sq. m.) approx.

1ST FLOOR
313 sq. ft. (29.1 sq. m.) approx.



TOTAL FLOOR AREA : 629 sq. ft. (58.4 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
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Offers Over £260,000

Warspite Close, Portsmouth PO2 9NX



HIGHLIGHTS

- ❖ MID-TERRACE PROPERTY
- ❖ SOUGHT AFTER ESTATE
- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ NO ONWARD CHAIN
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL FOR DOWNSIZE
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- CALL TO VIEW

OFF ROAD PARKING...TWO BEDROOMS

Bernards Portsmouth are delighted to introduce to the sales market this wonderful two bedroom property mid-terrace, situated in a quiet cul-de-sac in Hilsea

Externally, this wonderfully presented property has off road parking and is located in a highly sought after location

Upon entry to you are greeted by entrance hall, which is the ideal space to store coats and shoes. Moving through, you have access to the spacious lounge, which measures over 12ft in length and has large double doors which lead into the garden

The ground floor continues with a modern

fitted kitchen, which has ample work surface space, with white goods included.

The rear garden is a wonderful size for a family, being laid to artificial lawn and block paving.

Moving upstairs you have two double bedrooms both of which are flooded with natural light.

Completing the property is the modern bathroom, which acts as the perfect space to relax and unwind.

This fantastic property won't be around for long! We strongly recommend booking an early viewing to avoid disappointment, call us today on 02392728090

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

FRONT EXTERIOR

Mid-terrace property with allocated parking in residents car park along with front forecourt providing the potential for additional parking

KITCHEN

10'7" x 6'6" (3.23m x 1.98m)
Vinyl flooring, smooth walls and ceilings, radiator, power points, matching range of base and wall units, with fridge freezer and washing machine included, integrated oven/hob. Roll top work surfaces with stainless steel sink drainer, breakfast bar, UPVC double glazed window to the front elevation

LOUNGE

13'6" x 13 (4.11m x 3.96m)
Carpet flooring, smooth walls and ceilings, radiator power points, built in storage, UPVC double glazed window and double doors to the rear elevation, opening into the garden

BEDROOM ONE

13' x 12'9" (3.96m x 3.89m)
Carpet flooring, smooth walls and ceilings, radiator power points, built in storage, UPVC double glazed window to the front elevation

BEDROOM TWO

7'11" x 11'4" (2.41m x 3.45m)
Carpet flooring, smooth walls and ceilings, radiator power points, UPVC double glazed window to the rear elevation

BATHROOM

8'10" x 4'10" (2.69m x 1.47m)
Tile flooring and contrasting fully tiled walls, panel bath with shower over, wash basin, toilet, heated towel rail, UPVC double glazed window to the rear elevation

GARDEN

Low maintenance rear garden which is laid to artificial lawn and a block paved patio, enclosed by panel fences with rear gated access

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. Bernards 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.

MORTGAGE ADVISOR

We offer financial services here at Bernards. 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 PROCEDURE

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

ANTI-MONEY LAUNDERING

Bernards 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	91
(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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