

FOR SALE

Offers In Excess Of £350,000

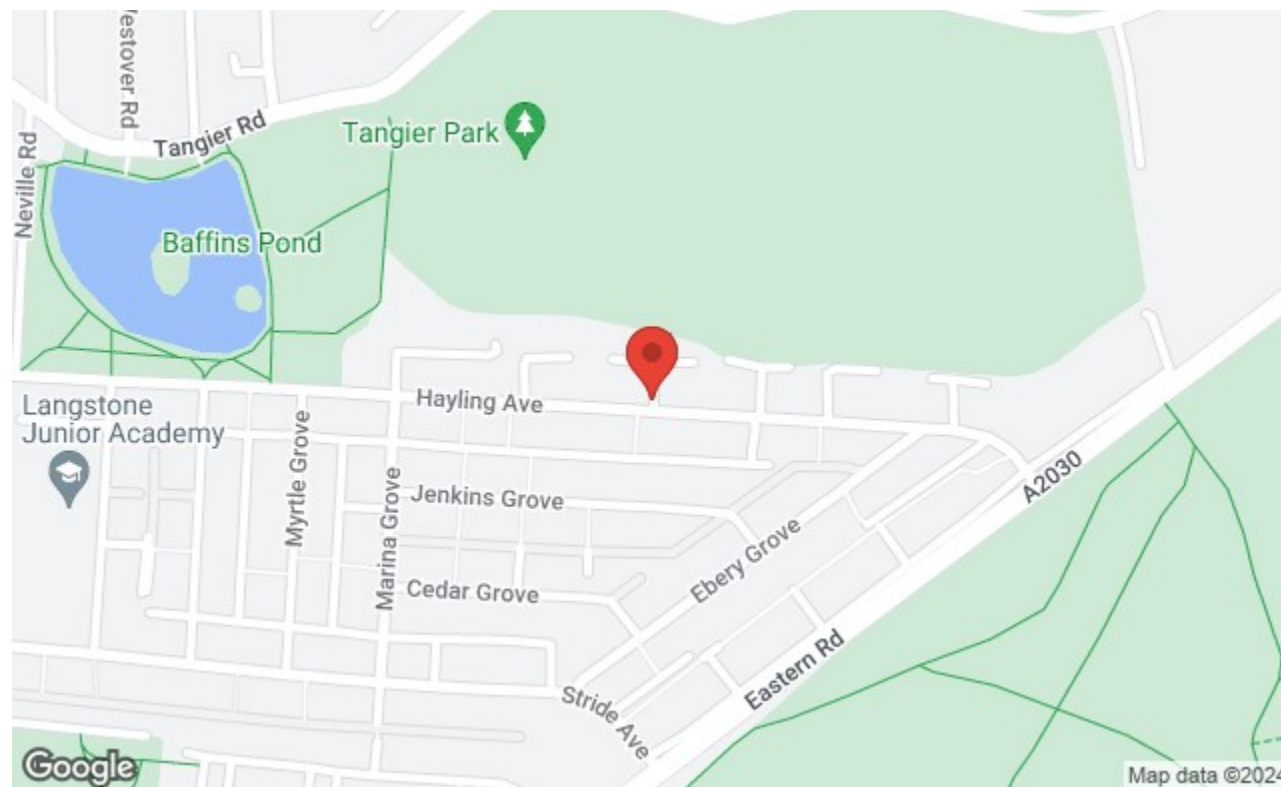
Hayling Avenue, Portsmouth PO3 6DY

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 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. Made with Metropix ©2024



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HIGHLIGHTS

- END OF TERRACE
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SEPARATE LOUNGE
- CONSERVATORY & WC
- LOW MAINTENANCE GARDEN
- GARAGE
- MODERN BATHROOM
- LOFT ROOM
- NO FORWARD CHAIN

** THREE BEDROOM BAFFINS HOME WITH GARAGE ** NO FORWARD CHAIN **

We are delighted to welcome to the market this lovely three bedroom, end terraced house in the sought after location of Hayling Avenue, Baffins. Situated just a short walk from Baffins Pond, local shops, schools and Portsmouth College, it is perfect for those looking for a family home.

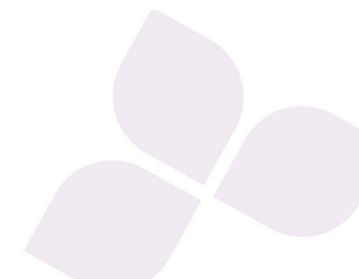
The ground floor consists of an open plan fitted kitchen/diner, off of which you have access into the lounge. The living space is versatile as it is the perfect entertainment space when all opened up, but the lounge

can also be closed off to become more snug. To the rear of the house there is a large conservatory with a downstairs toilet. The low maintenance garden has been laid to artificial grass and paving slab, and you will find the garage at the end of the garden.

Upstairs benefits from three bedrooms, two of which are doubles and boast integral wardrobes, and the modern three piece family bathroom with underfloor heating. The loft has also been converted so it can function as an additional room.

We strongly advise to book an internal viewing on this property, please call Bernards on 02392 728090.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
14'7" x 12'3" (4.45 x 3.75)

DINING ROOM
14'9" x 11'10" (4.52 x 3.63)

KITCHEN
13'1" x 8'0" (4 x 2.44)

CONSERVATORY
14'9" x 11'8" (4.50 x 3.56)

BEDROOM ONE
14'7" x 11'1" (4.47 x 3.38)

BEDROOM TWO
12'2" x 11'10" (3.73 x 3.63)

BEDROOM THREE
8'6" x 6'9" (2.61 x 2.06)

LOFT ROOM
17'8" x 13'2" (5.40 x 4.02)

GARAGE
18'11" x 9'6" (5.79 x 2.91)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,760.67

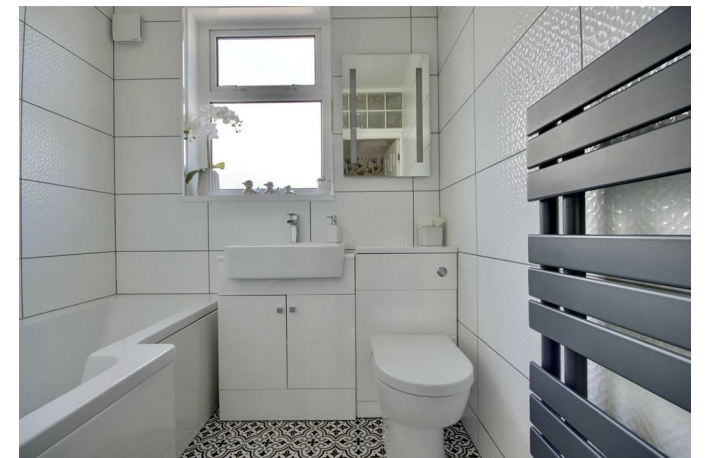
MORTGAGE ADVICE
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	73
37	
EU Directive 2002/91/EC	
England & Wales	



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