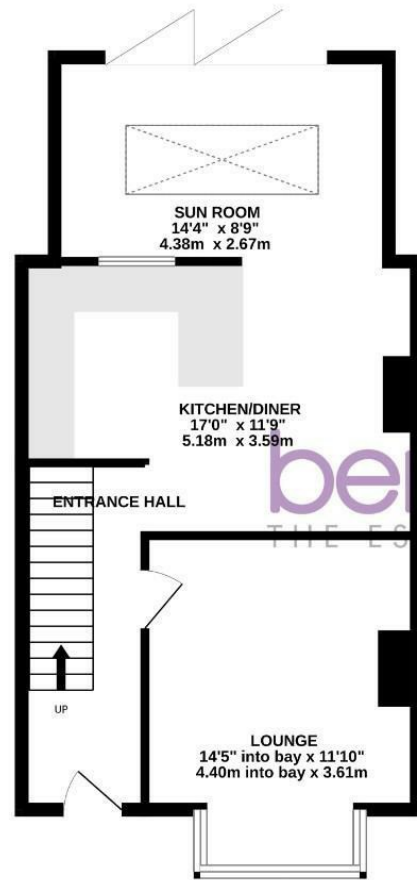
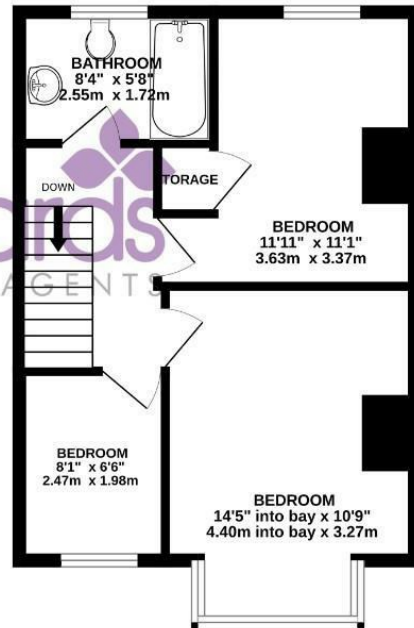


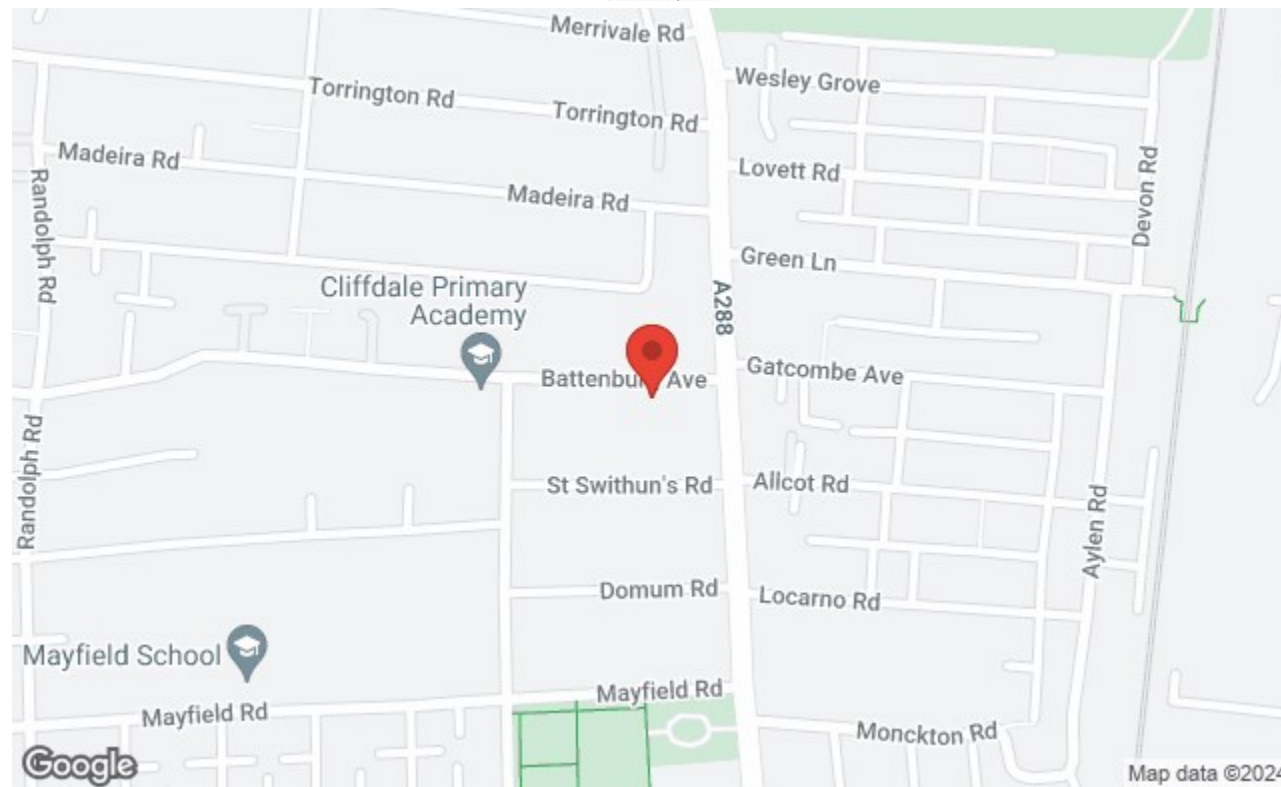
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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
 t: 02392 728090



FOR SALE

Offers In The Region Of
£325,000

Battenburg Avenue, Portsmouth PO2 0SW

bernards
 THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ GROUND FLOOR EXTENDED
- ❖ OPEN PLANNED
- ❖ MODERN FITTED KITCHEN
- ❖ MAYFIELD CATCHMENT
- ❖ CLOSE TO LOCAL SHOPS
- ❖ SCHOOLS/NURSERIES NEARBY
- ❖ BEAUTIFUL FAMILY HOME
- ❖ CALL TO ARRANGE INTERNAL VIEWING

**** BEAUTIFUL FAMILY HOME ** MODERN OPEN PLANNED LIVING ** NO ONWARD CHAIN ****

We are delighted to introduce to the sales market, this beautiful three bedroom mid-terrace property in the highly sought after location of Battenburg Avenue.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and having been finished to good standard.

Entering the property, you are greeted by a welcoming entrance hallway, off which you have access to the bright and airy lounge which is flooded with light from the bay window. The kitchen/diner is a stunning

space, with a modern fitted kitchen opening in to the dining area which flows through beautifully to the sun room making the ultimate entertaining/family space!

Externally, you have a spacious rear garden which is perfect for the kids and is accessed via bi-folding doors from the sun room.

Moving back into the property and up to the first floor, you have two double bedrooms, a spacious single and a modern three-piece, fully tiled family bathroom.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment!

Call today to arrange a viewing
02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

14'5" x 11'10" (4.40 x 3.61)

KITCHEN/DINER

16'11" x 11'9" (5.18 x 3.59)

SUN ROOM

14'4" x 8'9" (4.38 x 2.67)

GARDEN

FIRST FLOOR LANDING

BEDROOM ONE

14'5" x 10'8" (4.40 x 3.27)

BEDROOM TWO

11'10" x 11'0" (3.63 x 3.37)

BEDROOM THREE

8'1" x 6'5" (2.47 x 1.98)

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : C – £1,760.67

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.

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.

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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
67	

EU Directive 2002/91/EC
England & Wales



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