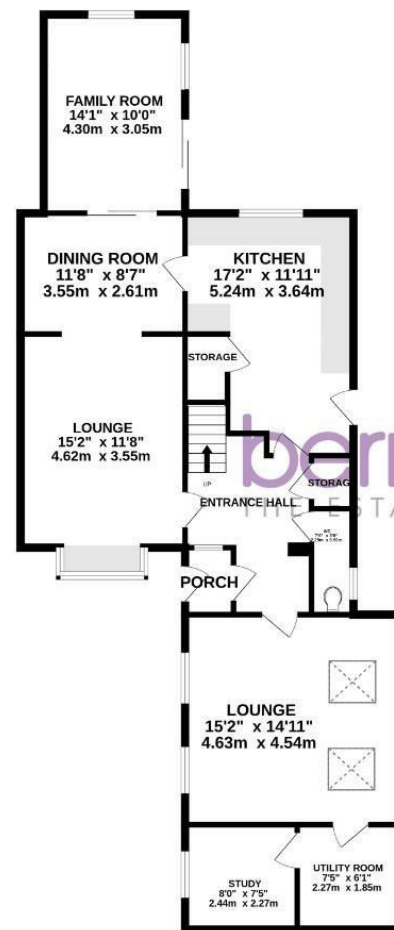


GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



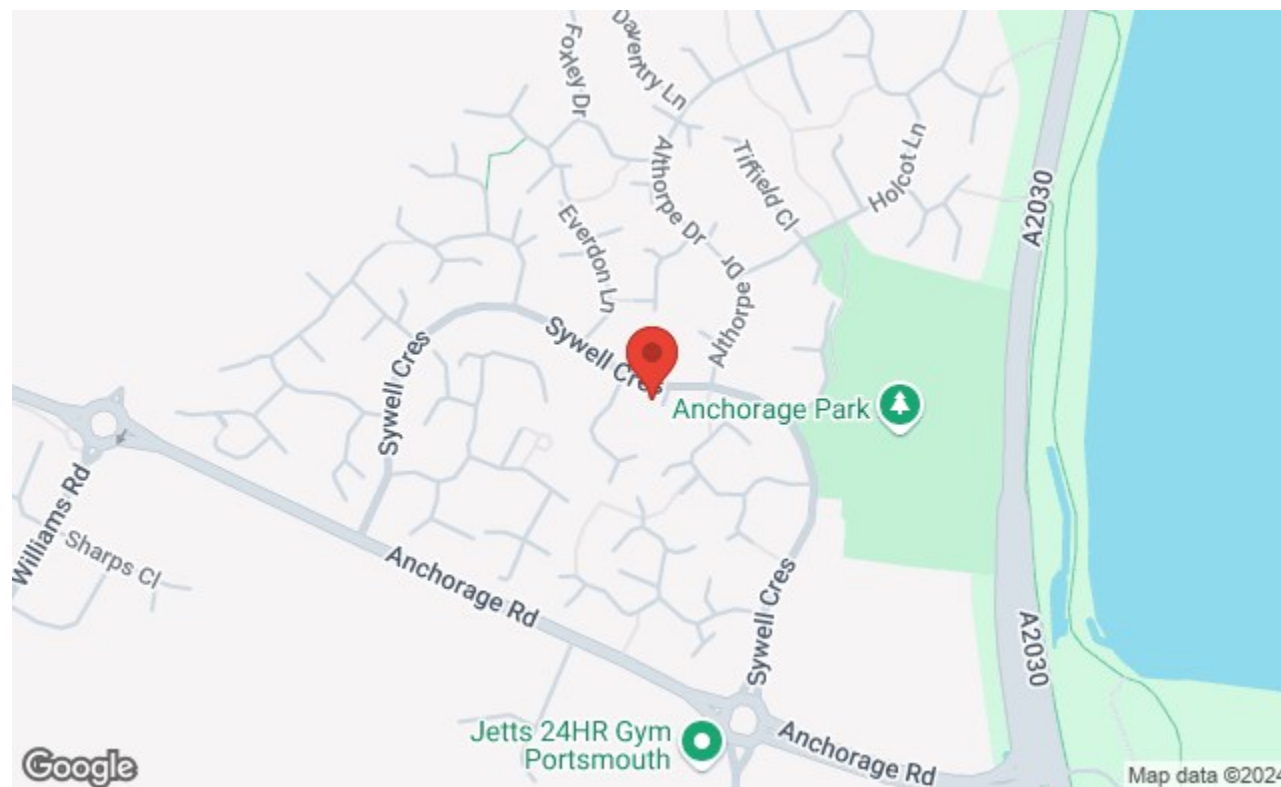
TOTAL FLOOR AREA : 1668 sq.ft. (154.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix 62024

**FOR SALE**

Offers In Excess Of £500,000

Sywell Crescent, Portsmouth PO3 5TS

**bernards**  
THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 3 sofas

### HIGHLIGHTS

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- SEPERATE STUDY/OFFICE & UTILITY ROOM
- SPACIOUS ROOMS THROUGHOUT
- OVER 1600 sq. ft.
- SOUTH FACING GARDEN
- GREAT LOCATION
- EPC RATING 'C'

**\*\* FOUR BEDROOM DETACHED HOUSE \*\* OVER 150 SQM \*\***

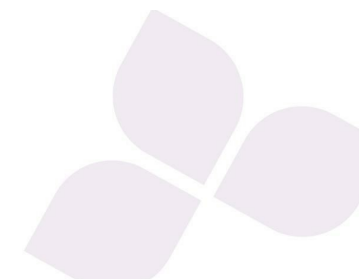
We are delighted to welcome to the market this four bedroom, detached home in the sought after location of Sywell Crescent, Anchorage Park. This lovely home benefits from having a driveway to accommodate multiple vehicles.

Upon entrance to the house, you can straight away feel the space on offer. You have an open plan lounge/diner, leading into a separate family room. The fitted kitchen is also off of the entrance hall and can be accessed through the lounge too. The

downstairs is completed by the cloakroom, and the garage has been converted to further living space in the form of a 2nd lounge, utility room, and study. The west facing garden has been done to a beautiful standard and is laid to a mix of artificial grass and paving slabs. Moving upstairs, you will find four bedrooms, with the master boasting an ensuite, and the main family shower room.

Please contact Bernards to arrange your internal viewing 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](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## PORCH

**LOUNGE**  
15'2" x 14'10" (4.63 x 4.54)

**STUDY**  
8'0" x 7'5" (2.44 x 2.27)

**UTILITY ROOM**  
7'5" x 6'0" (2.27 x 1.85)

**KITCHEN**  
17'2" x 11'11" (5.24 x 3.64)

**LOUNGE/DINING ROOM**  
23'8" x 11'7" (7.22 x 3.55)

**FAMILY ROOM**  
14'1" x 10'0" (4.30 x 3.05)

## FIRST FLOOR LANDING

**BEDROOM ONE**  
18'0" x 8'7" (5.51 x 2.64)

## EN-SUITE

**BEDROOM TWO**  
13'0" x 8'5" (3.98 x 2.59)

**BEDROOM THREE**  
10'7" x 8'5" (3.25 x 2.59)

**BEDROOM FOUR**  
9'9" x 6'3" (2.99 x 1.91)

**BATHROOM**  
7'5" x 5'6" (2.28 x 1.68)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

**BAND : E – £2,536.66**

## 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.

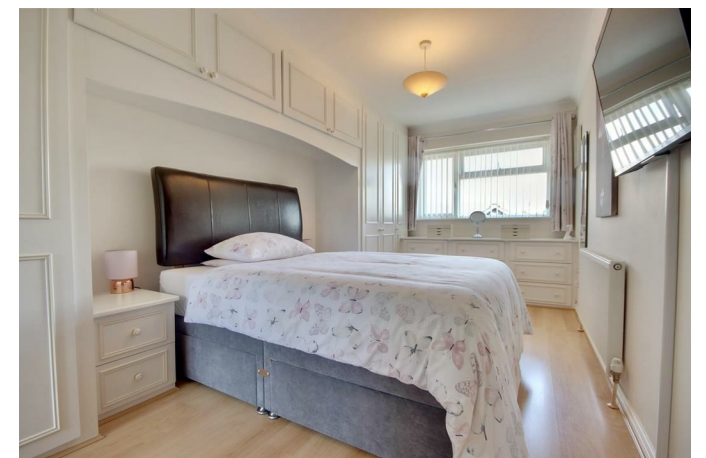
## CONVEYANCING

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.

**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 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			
EU Directive 2002/91/EC		72	80
England & Wales			



Call today to arrange a viewing  
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