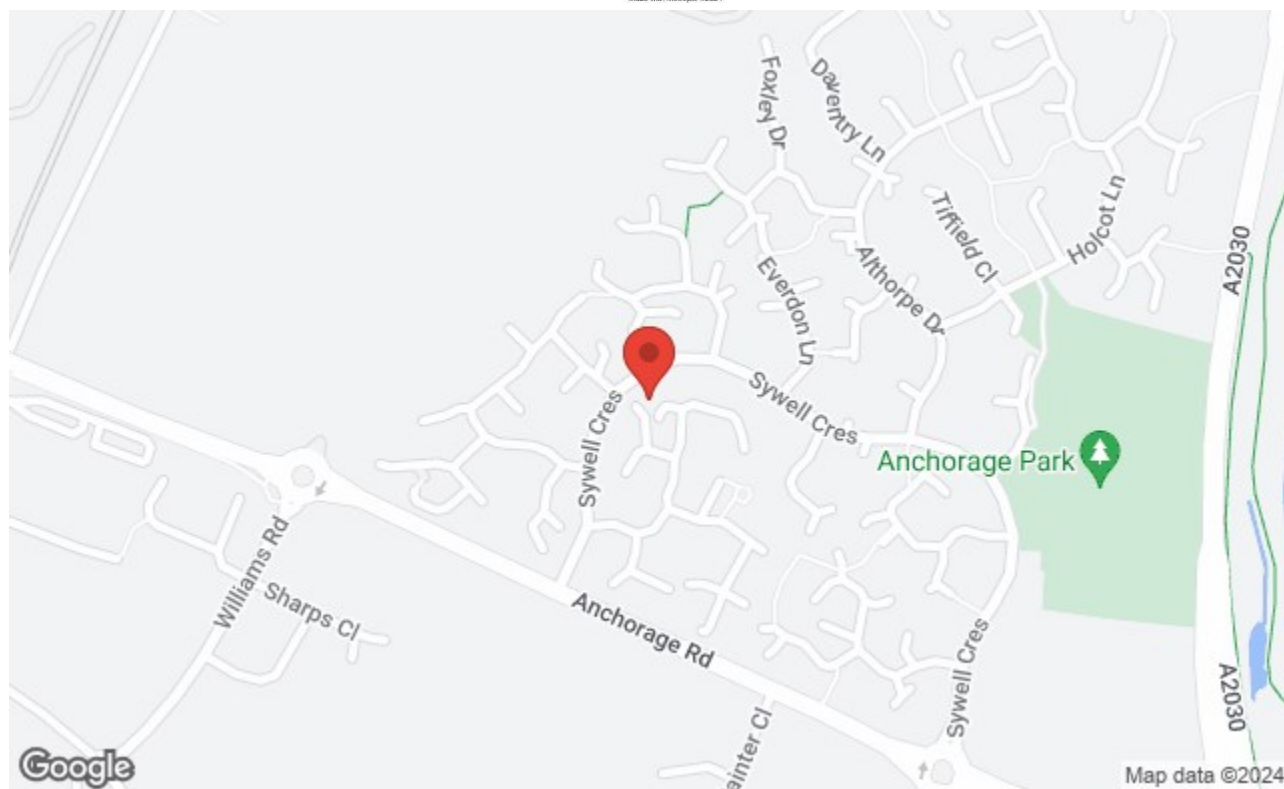


GROUND FLOOR



While 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 Neogeo 03/2024



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

FOR SALE

£220,000

Marston Lane, Portsmouth PO3 5TW

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED
- ❖ OFF ROAD PARKING
- ❖ ONE DOUBLE BEDROOM
- ❖ MODERN DECOR
- ❖ THREE PIECE FAMILY BATHROOM
- ❖ OPEN PLAN LIVING
- ❖ CONSERVATORY
- ❖ GARDEN
- ❖ GREAT LOCATION
- ❖ A MUST SEE!

*****ONE BEDROOM HOUSE***PARKING***GARDEN*****

We are delighted to bring to the market this well presented one bedroom house in the heart of Anchorage park.

This home is beautifully presented throughout and comprises; modern fitted kitchen and spacious lounge/diner.

The property benefits from a conservatory giving you that extra living space, the rear garden faces

south west making it a perfect sun trap on those sunny days.

Moving upstairs we have a large double bedroom, three piece bathroom and upstairs storage cupboard.

Completing this property is the driveway to the front for 2 cars.

I would suggest booking a viewing early to avoid disappointment.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE
20'11" x 10'11" (6.39 x 3.35)

CONSERVATORY
8'4" x 8'0" (2.55 x 2.44)

BATHROOM

BEDROOM ONE
11'10" x 10'11" (3.63 x 3.34)

PARKING

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

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.

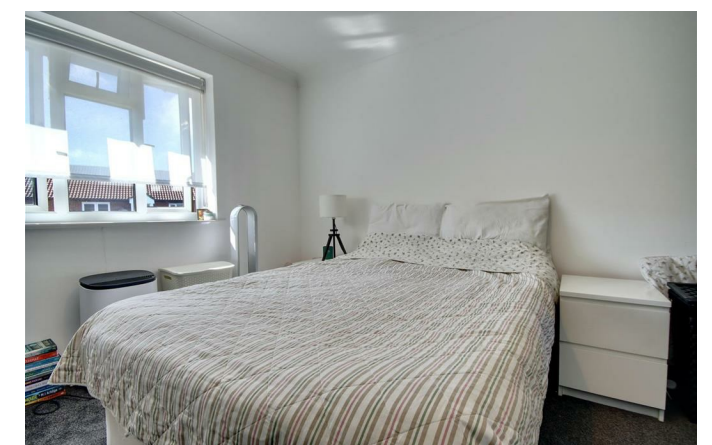
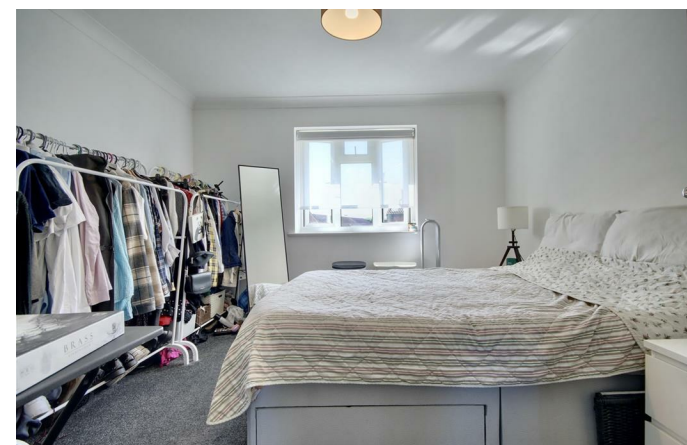
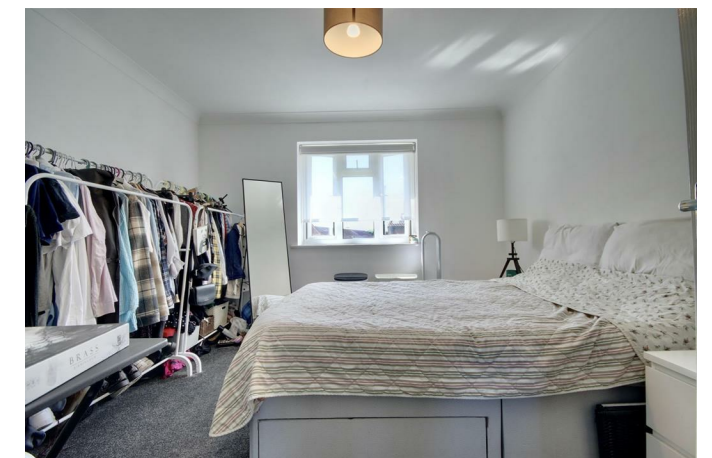
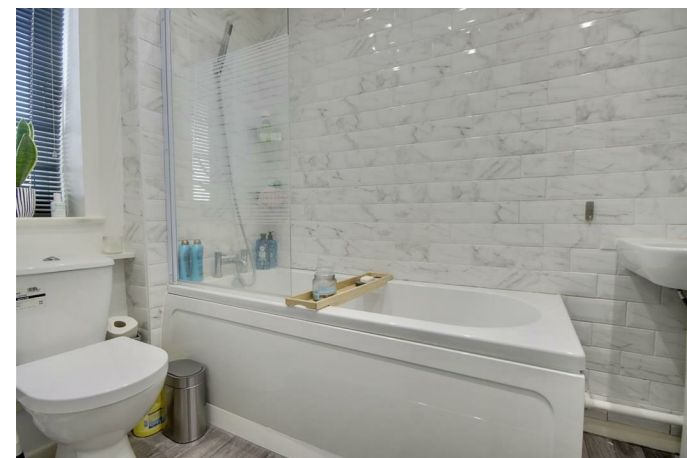
PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B

REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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	
England & Wales	



Call today to arrange a viewing
02392 728090
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