

Asking Price £250,000

North End Grove, Portsmouth PO2
8NF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ END OF TERRACE
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS SHOWER ROOM
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ FITTED KITCHEN
- ❖ DOWNSTAIRS TOILET
- ❖ SOUTHWEST FACING GARDEN
- ❖ LOFT ROOM
- IDEAL FIRST HOME

**** TWO BEDROOM HOME IN IMMACULATE CONDITION ****

Bernards are pleased to welcome to the sales market this two bedroom, end of terrace home located in the sought after North End Grove, conveniently situated just a short walk from local amenities.

Upon entrance, you are greeted by the open plan lounge/diner which is a brilliant size, leading through the

fitted kitchen. The south west facing garden has been laid to decking and is the perfect sun trap. The ground floor is completed by the downstairs toilet. Moving upstairs, you have two double bedrooms and a shower room. The loft has also been converted so can be used as an additional room.

Please contact Bernards on 02392 728090 to arrange a viewing on this lovely home!

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





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PROPERTY INFORMATION

LOUNGE/DINER

28'10" x 13'2" (8.80 x 4.02)

KITCHEN

15'4" x 9'10" (4.69 x 3.02)

Measurements taken at longest points

DOWNSTAIRS WC

5'4" x 5'3" (1.63 x 1.62)

GARDEN

FIRST FLOOR

BEDROOM ONE

13'2" x 13'0" (4.02 x 3.97)

BEDROOM TWO

14'7" x 8'2" (4.45 x 2.49)

SECOND FLOOR

LOFT ROOM

12'5" x 12'2" (3.80 x 3.73)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

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

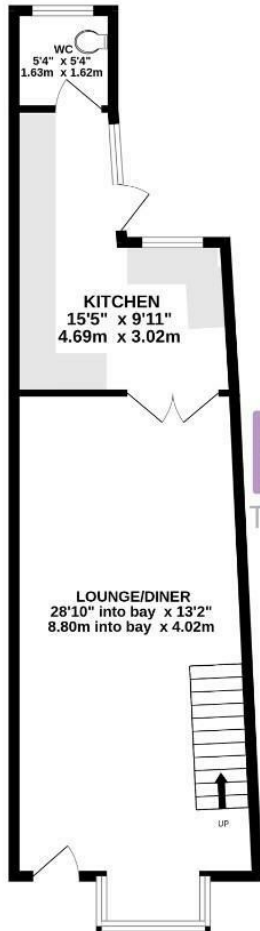
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



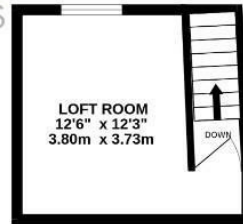
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



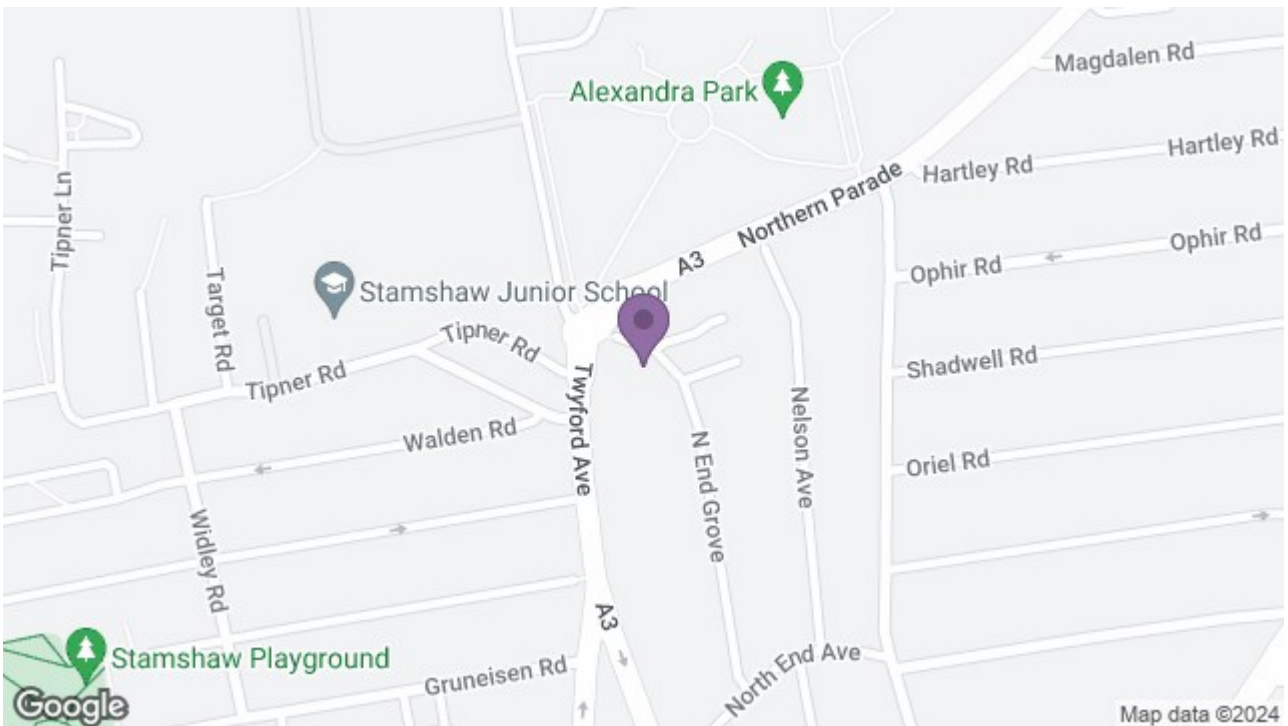
2ND FLOOR
139 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.4 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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