

Offers In Excess Of £230,000

Lynn Road, Portsmouth PO2 7NP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ MODERN THROUGHOUT
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ LARGE FAMILY BATHROOM
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL FOR INVESTMENT
- ❖ CLOSE TO TRANSPORT LINKS
- LOCAL SCHOOLS NEARBY

** MODERN TWO BEDROOM HOME **

We are delighted to welcome to the market this lovely two bedroom home in the popular location of Lynn Road, North End.

The ground floor is comprised of a front aspect lounge, currently used as a play room, which is flooded with natural light from the bay window. Through the lounge, the property benefits from another reception room which is open plan to the modern fitted kitchen. To the

rear of the ground floor is the modern three piece bathroom. The west facing garden is low maintenance, being laid to paving slab with lawn in the centre.

Upstairs leads to two double bedrooms which are both neutrally decorated.

Please call Bernards Portsmouth on 02392 728090 to arrange your internal viewing.

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





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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

11'9" x 8'11" (3.60 x 2.74)

KITCHEN/DINER

22'4" x 12'1" (6.83 x 3.70)

BATHROOM

8'10" x 7'6" (2.70 x 2.31)

GARDEN

BEDROOM ONE

12'11" x 12'1" (3.94 x 3.70)

BEDROOM TWO

12'0" x 10'0" (3.68 x 3.05)

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

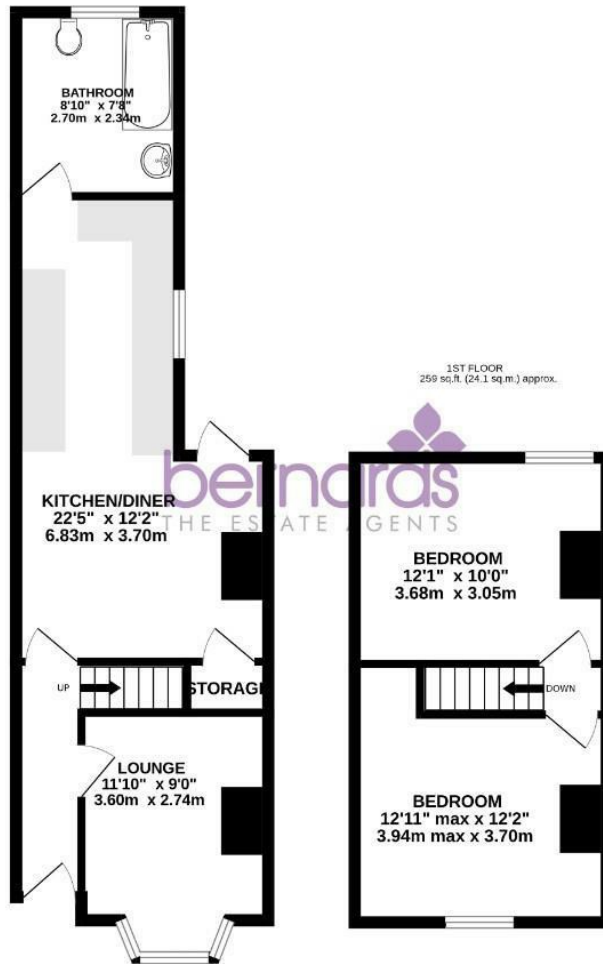
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification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

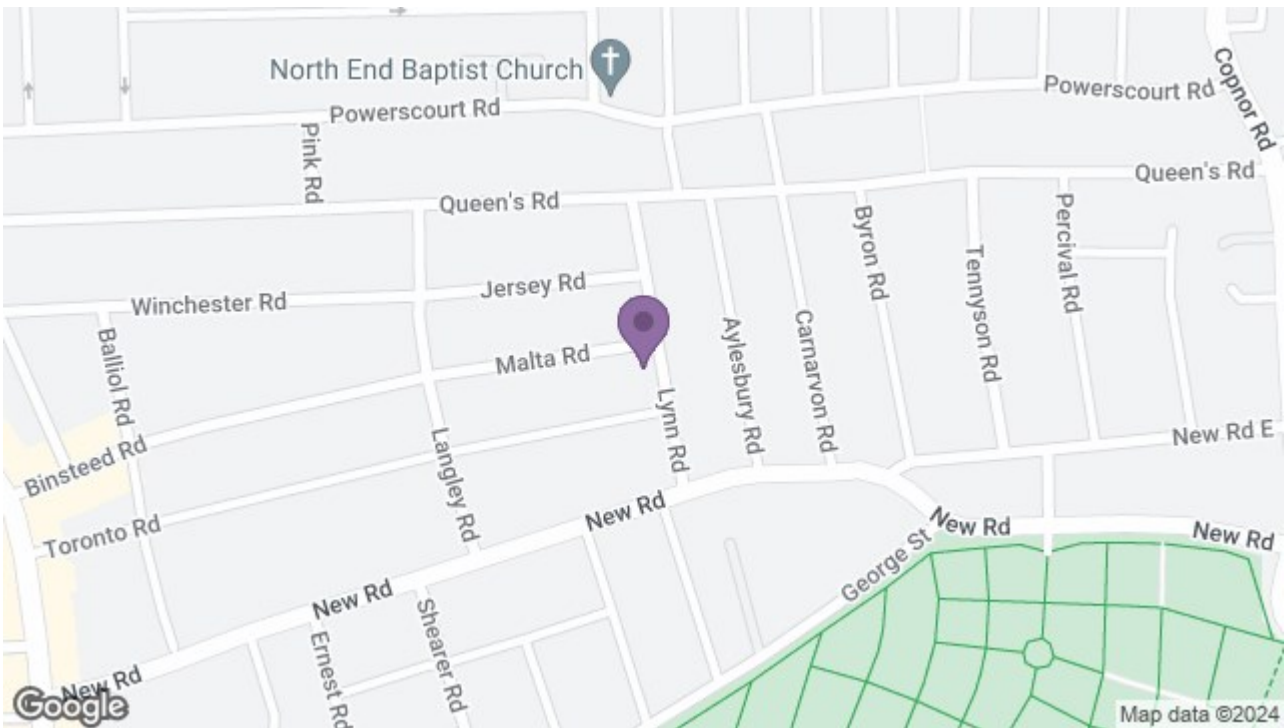


GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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