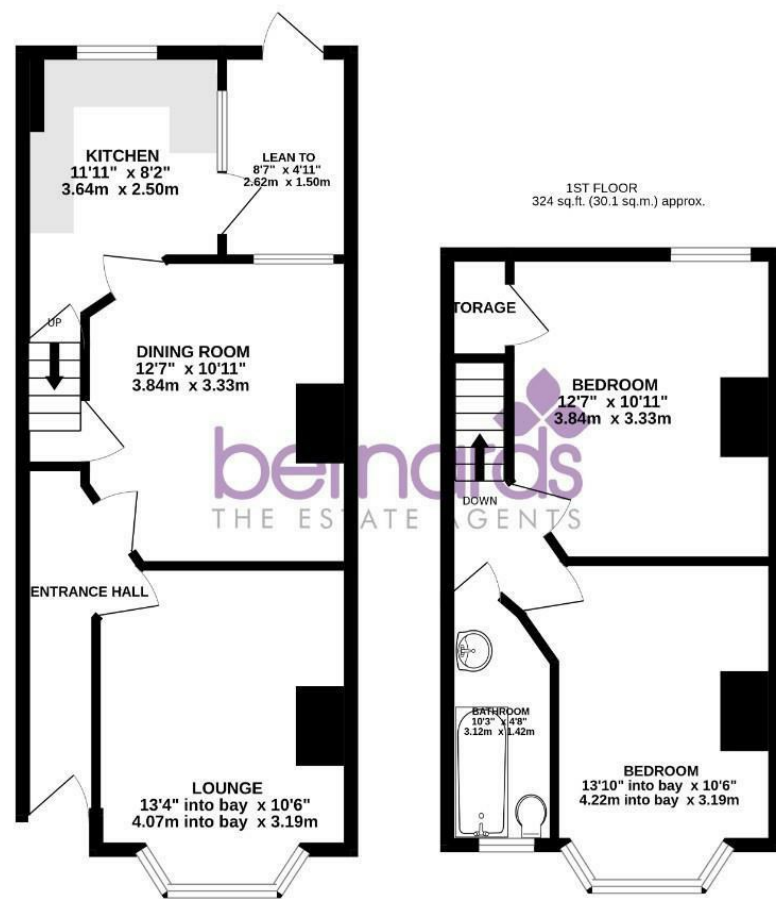
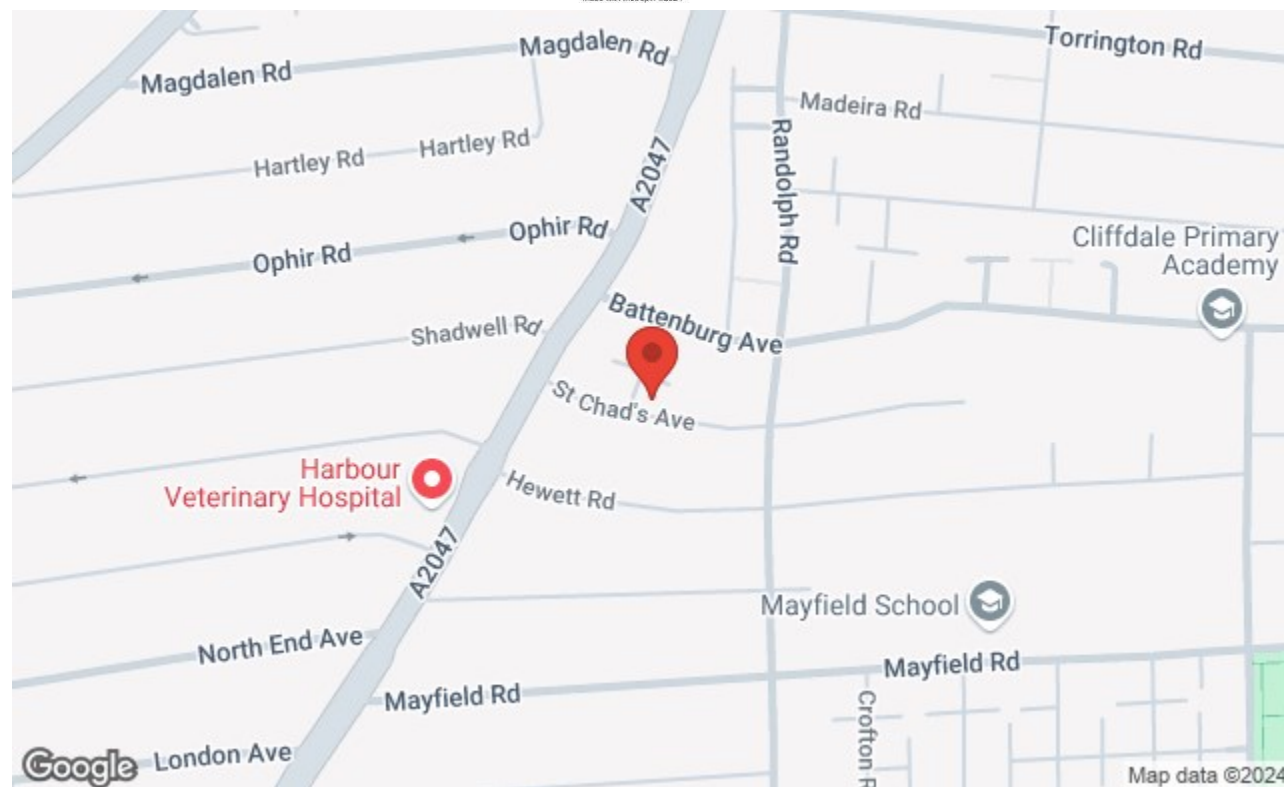


GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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.
Made with Metstep 10/24



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



FOR SALE

Offers In Excess Of £250,000

St. Chads Avenue, Portsmouth PO2 0SA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ UPSTAIRS MODERN BATHROOM
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL FOR DOWNSIZING
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ TRANSPORT LINKS NEARBY

Welcome to St. Chads Avenue, Portsmouth - a great location for this delightful mid-terraced house. This modern property boasts two reception rooms making it perfect for entertaining guests and two double bedrooms which provides ample space for a small family or guests staying over.

Situated in a sought-after area, this house is ideal for first-time buyers looking to step onto the property ladder or for clients considering downsizing to a more manageable home.

Don't miss out on the opportunity to make this house your own - its convenient location and cosy layout make it a perfect choice for those seeking a comfortable and welcoming home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
13'4" x 10'5" (4.07 x 3.19)

DINING ROOM
12'7" x 10'11" (3.84 x 3.33)

KITCHEN
11'11" x 8'2" (3.64 x 2.50)

LEAN TO
8'7" x 4'11" (2.62 x 1.50)

GARDEN

BEDROOM ONE
13'10" x 10'5" (4.22 x 3.19)

BEDROOM TWO
12'7" x 10'11" (3.84 x 3.33)

UPSTAIRS BATHROOM
10'2" x 4'7" (3.12 x 1.42)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B – £1,614.24

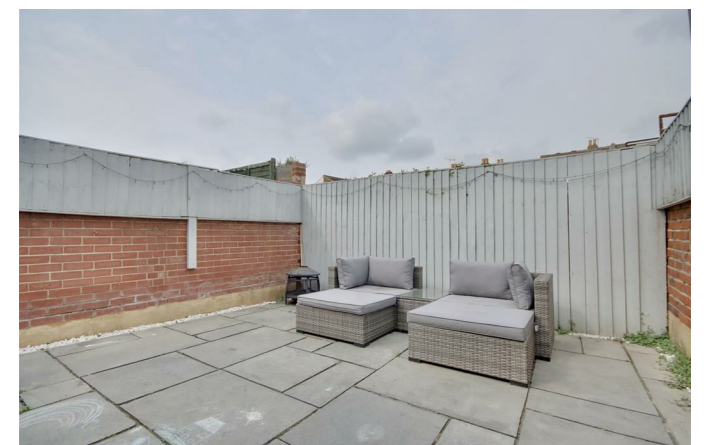
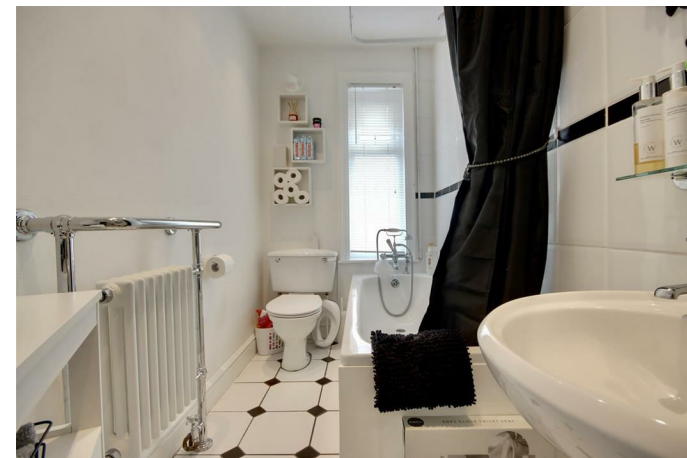
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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. Bernard's 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING
Bernard's 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	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
69	

EU Directive 2002/91/EC
England & Wales



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