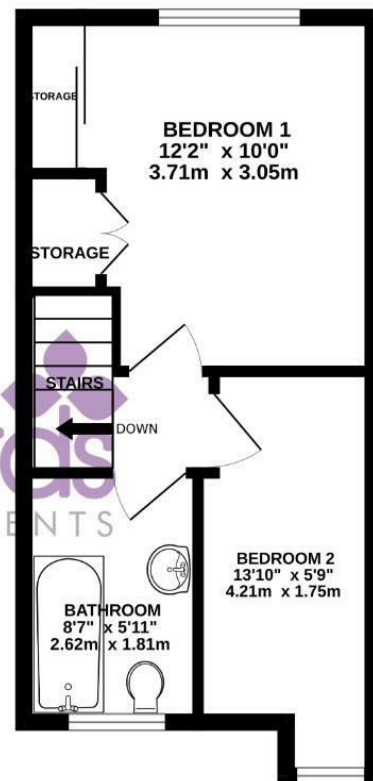
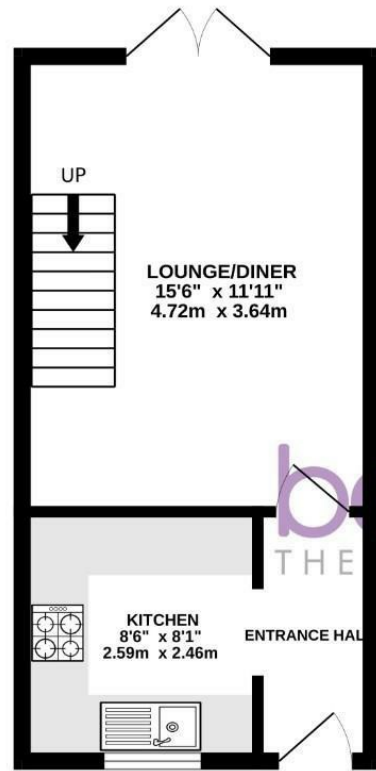


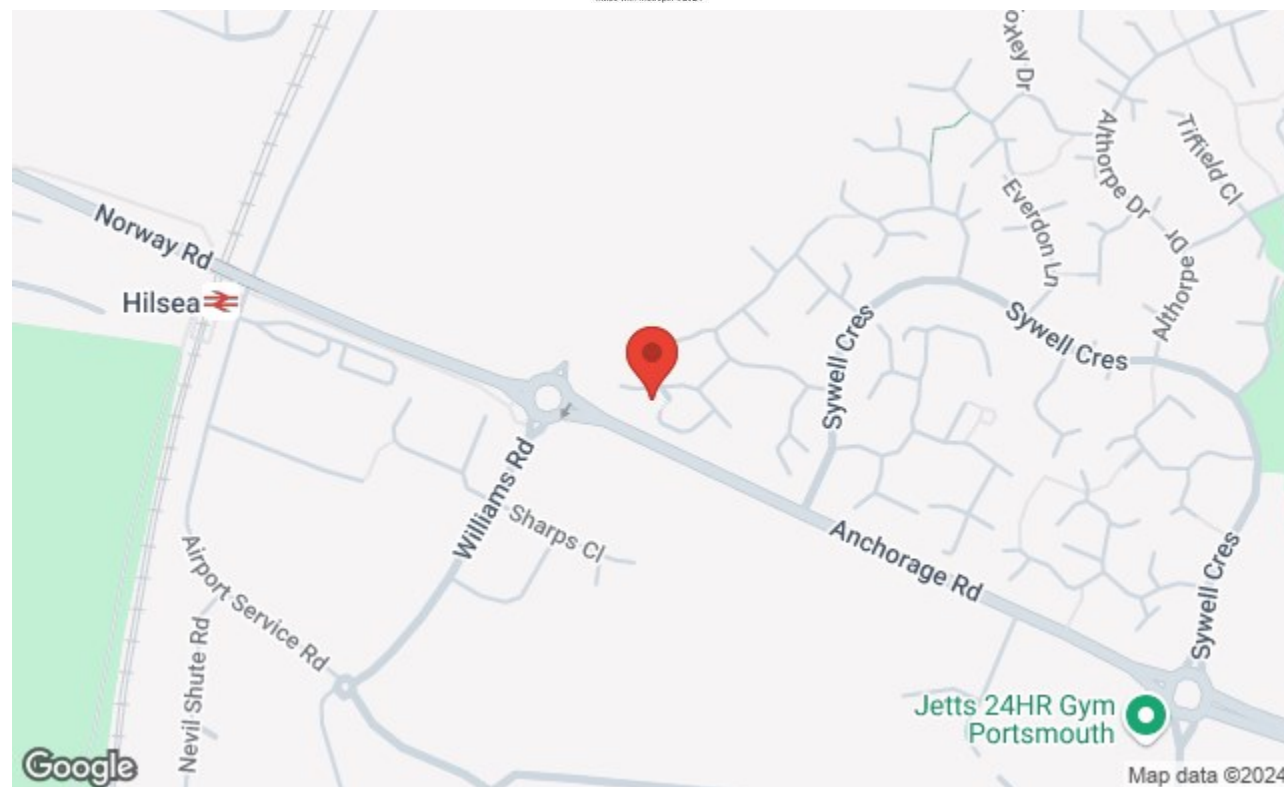
GROUND FLOOR  
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



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TOTAL FLOOR AREA : 580 sq.ft. (53.8 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 suitability or efficiency can be given.  
Made with Metroplan 6/2024



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## HIGHLIGHTS

- ❖ MID-TERRACE
- ❖ FRONT DRIVEWAY
- ❖ GARAGE IN BLOCK
- ❖ TWO BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ HIGHLY SOUGHT AFTER LOCATION
- ❖ TRANSPORT LINKS NEARBY
- ❖ CALL TO ARRANGE INTERNAL VIEWING

**\*\*SOUGHT AFTER LOCATION\*\*OFF ROAD PARKING\*\***

We are delighted to welcome to the sales market, this very well presented mid-terrace property with parking in the sought after location of Anchorage Park.

On entry to the property you are greeted by a welcoming entrance hall. Off the entrance hall you have access to the very well presented kitchen with a spacious lounge/diner to the rear, measuring over 15ft in length with double doors which lead into the low maintenance, south facing rear garden.

Moving to the first floor, you have two generously sized bedrooms, both flooded with natural light from the double glazed windows. The modern four-piece bathroom is also located on the first floor.

This wonderful property is finished to a very good standard, with parking to the front and a garage in a block, we strongly recommend booking an early viewing on this property to avoid disappointment

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## FRONT EXTERIOR

Mid-terrace property with a front driveway which is laid to gravel and block paving

## KITCHEN

8'1" x 8'6" (2.46m x 2.59m)

Modern grey laminate flooring, matching range of base and wall units, with space and plumbing for appliances, contrasting roll top work surfaces, integrated oven/hob, sink/drain, tiled splash backs, UPVC double glazed window to the front elevation

## LOUNGE/DINER

15'6" x 11'11" (4.72m x 3.63m)

Carpet flooring, smooth walls and textured ceilings, radiator, power points, stairs to the first floor, UPVC double glazed double doors to the rear elevation

## BEDROOM ONE

12'2" x 10' (3.71m x 3.05m)

Carpet flooring, smooth walls and textured ceilings, radiator, power points, built in storage, UPVC double glazed window to the rear elevation

## BEDROOM TWO

13'10" x 5'9" (4.22m x 1.75m)

Carpet flooring, smooth walls and textured ceilings, radiator, power points, UPVC double glazed window to the front elevation

## BATHROOM

8'7" x 5'11" (2.62m x 1.80m)

Modern laminate flooring, four-piece bathroom suite, comprised of a panel bath, shower cubicle, wash basin and toilet. Heated towel rail, tiled splash backs, UPVC double glazed window to the front elevation

## GARDEN

The rear garden is mostly laid to artificial lawn, with a block paved patio and is enclosed by panel fences, with rear gated access

## GARAGE

Garage in block, located towards the rear of the property

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

## 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

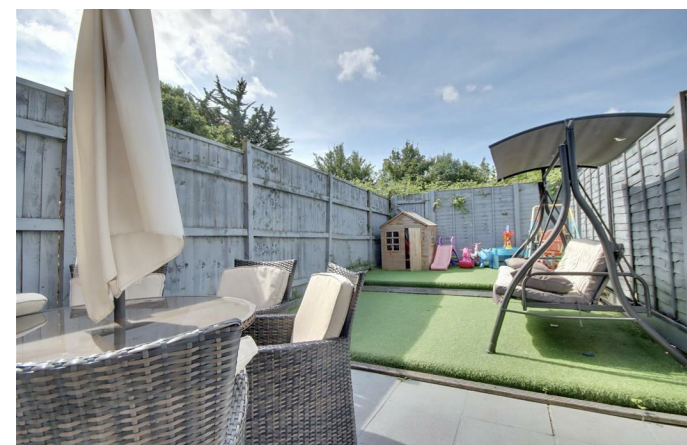
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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
	87
73	

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



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