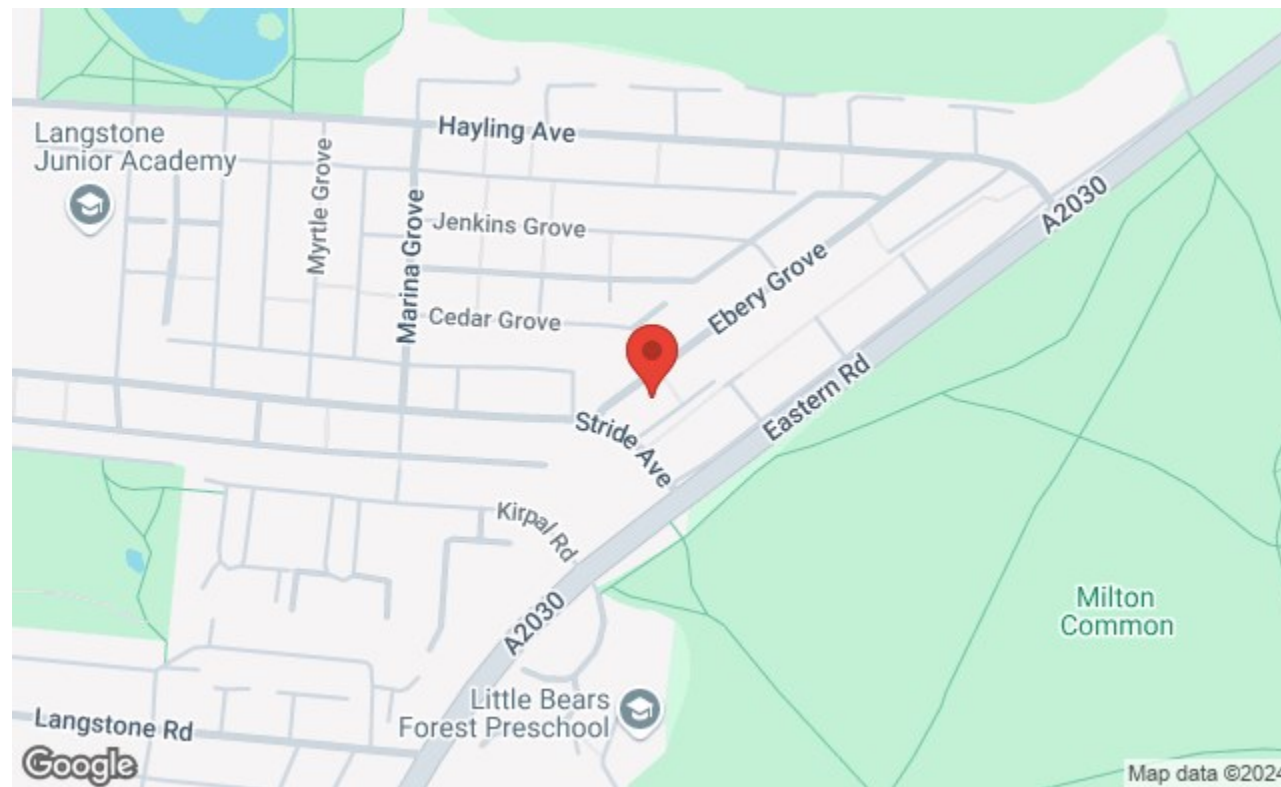
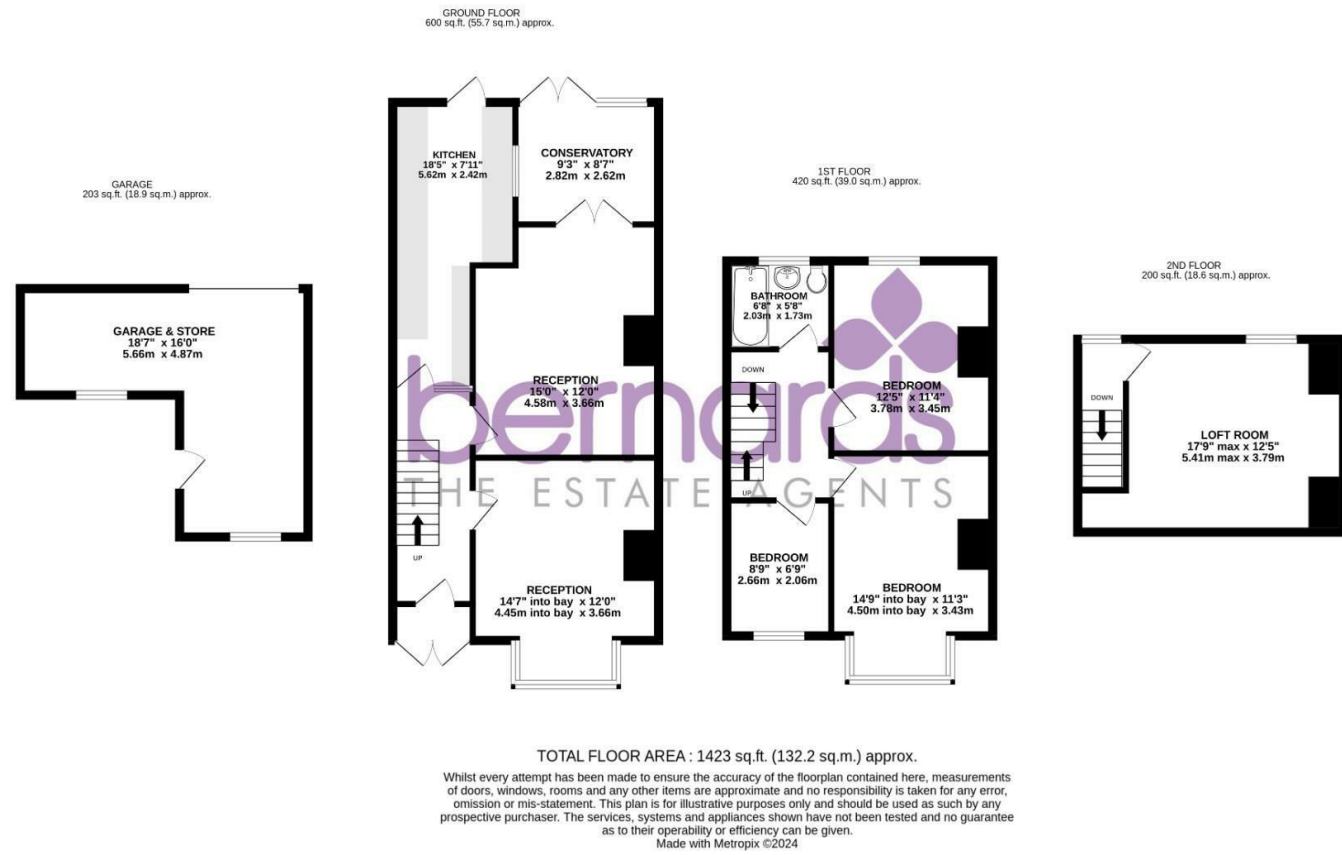


FOR SALE

Offers In Excess Of £300,000

Ebery Grove, Portsmouth PO3 6HQ

bernards THE ESTATE AGENTS



3 1 2

### HIGHLIGHTS

- ❖ MID TERRACED
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ LOFT ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ GALLEY KITCHEN
- ❖ SHOWER ROOM
- ❖ CONSERVATORY
- ❖ SOUTH-EAST GARDEN
- ❖ SOUGHT AFTER LOCATION

\* 3 BEDROOMS \* GARAGE TO REAR \*

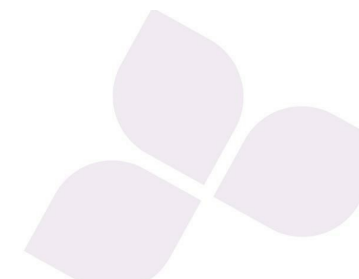
We are pleased to bring to the sales market the spacious, three bedroom terraced house situated along Ebery Grove, Baffins. This property has great transport links in and out of the City as well as being close to local schools and Portsmouth College.

This mid terraced house is ready for the next family to move in to and add their own stamp! Downstairs benefits from a living room to the

front, modern galley kitchen and spacious dining room which leads to the conservatory. Upstairs comprises from three bedrooms, two of which are doubles, and the modern shower room. There is also an additional loft room. The south eats facing garden is low maintenance and benefits from a garage to the rear.

To arrange your internal viewing on this home, please contact the Portsmouth Office on 02392 728090.

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



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



# PROPERTY INFORMATION

**LOUNGE**  
14'7" x 12'0" (4.45 x 3.66)

**DINING ROOM**  
15'0" x 12'0" (4.58 x 3.66)

**KITCHEN**  
18'5" x 7'11" (5.62 x 2.42)

**BEDROOM ONE**  
14'9" x 11'3" (4.50 x 3.43)

**BEDROOM TWO**  
12'4" x 11'3" (3.78 x 3.45)

**BEDROOM THREE**  
8'8" x 6'9" (2.66 x 2.06)

**BATHROOM**  
6'7" x 5'8" (2.03 x 1.73)

**LOFT ROOM**  
17'8" x 12'5" (5.41 x 3.79)

**GARAGE & STORE**  
18'6" x 15'11" (5.66 x 4.87)

**COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : C – £1,844.85**

**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.

**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.

**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.

**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	84
(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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