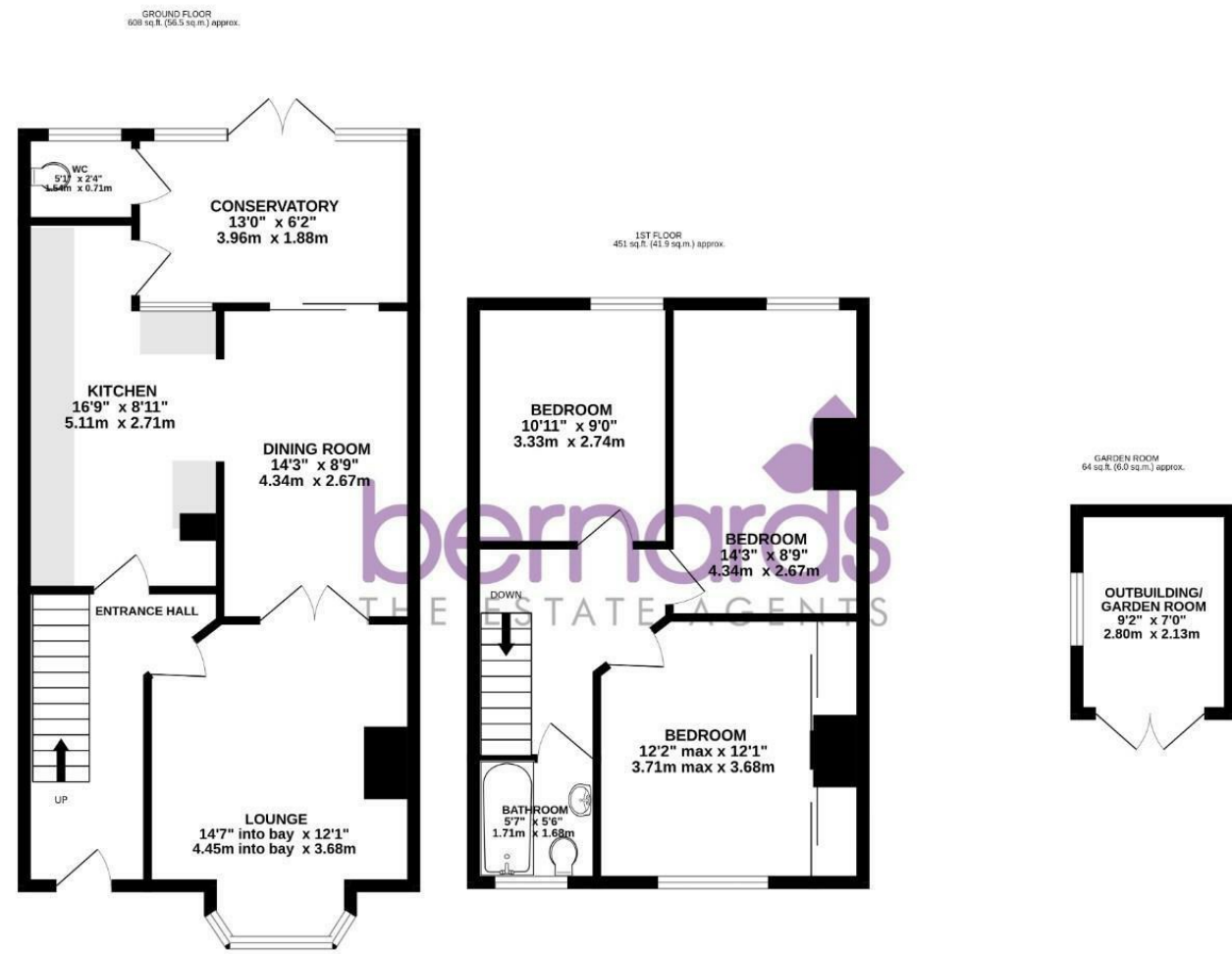


FOR SALE

Offers Over £295,000

Dover Road, Portsmouth PO3 6JU

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 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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3 bedrooms, 1 bathroom, 1 living area

HIGHLIGHTS

- MID TERRACED HOUSE
- BAY & FORECOURT
- THREE DOUBLE BEDROOMS
- LOVELY REAR GARDEN WITH OUTBUILDING
- UPSTAIRS FAMILY BATHROOM/DOWNSTAIRS WC
- GREAT FAMILY HOME
- FANTASTIC FIRST TIME PURCHASE
- CLOSE TO BAFFINS POND
- LOCAL SHOPS NEARBY
- SCHOOLS/COLLEGE WITHIN WALKING DISTANCE

** MODERN THREE DOUBLE BEDROOM HOME **

We are delighted to welcome to the sales market, this large three bedroom, mid terraced home in the highly sought after location of Dover Road, Baffins. Situated just a short walk from local shops, schools, and Baffins Pond, this home would be perfect for a family.

Entering via the front forecourt, the ground floor has an open plan lounge/diner, off of which you can access the conservatory & WC. The modern kitchen has ample cupboard and worktop space. The garden is

west facing and laid to artificial grass and patio slab, making it low maintenance. You also benefit from an outbuilding to the rear of the garden.

Moving upstairs, the property has three bright and airy double bedrooms and a three piece family bathroom, which completes the home.

Twinning its size and location, we strongly recommend booking an internal viewing! Please call Bernards Portsmouth 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

ENTRANCE HALL

LOUNGE
14'7" x 12'0" (4.45 x 3.68)

DINING ROOM
14'2" x 8'9" (4.34 x 2.67)

KITCHEN
16'9" x 8'10" (5.11 x 2.71)

CONSERVATORY
12'11" x 6'2" (3.96 x 1.88)

DOWNSTAIRS WC
5'0" x 2'3" (1.54 x 0.71)

GARDEN WITH OUTBUILDING

BEDROOM ONE
12'2" x 12'0" (3.71 x 3.68)

BEDROOM TWO
14'2" x 8'9" (4.34 x 2.67)

BEDROOM THREE
10'11" x 8'11" (3.33 x 2.74)

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
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	
70	

EU Directive 2002/91/EC
England & Wales



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