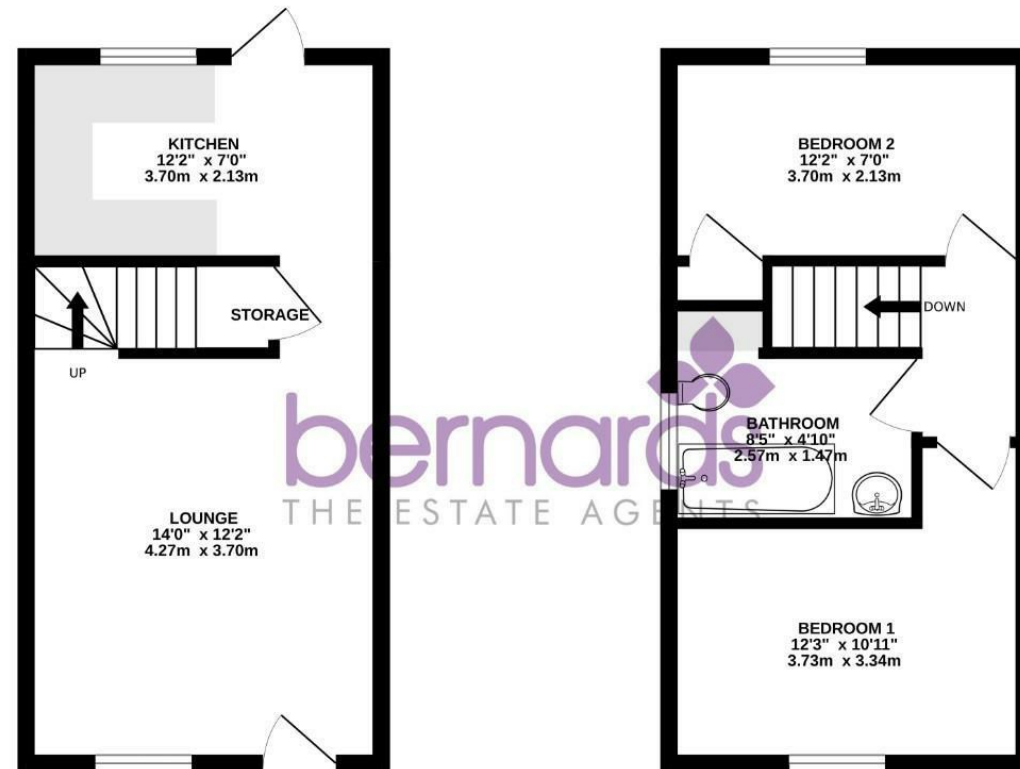
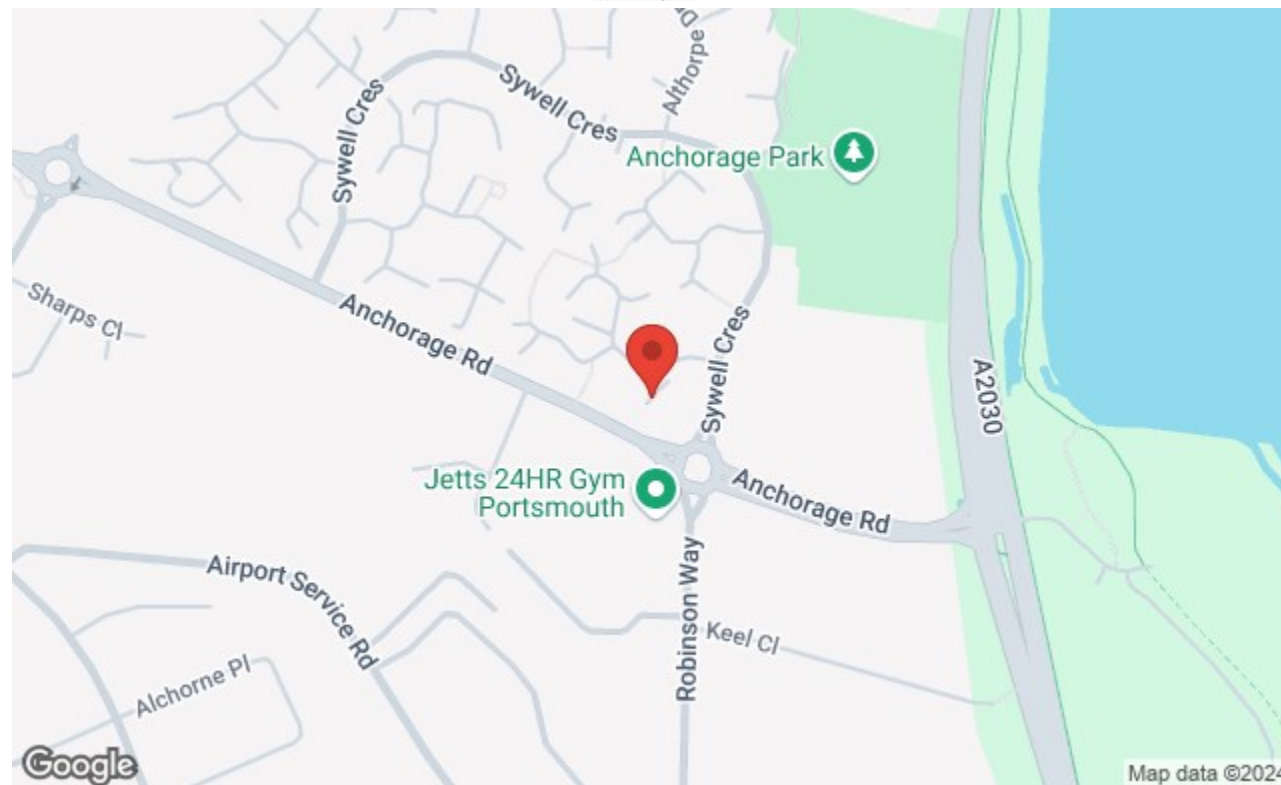


GROUND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.

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



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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 Metropix 6/2024



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



Price Guide £255,000

Ecton Lane, Portsmouth PO3 5TA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ TWO DOUBLE BEDROOMS
- ❖ THREE PIECE FAMILY BATHROOM
- ❖ SIDE ACCESS
- ❖ PARKING
- ❖ GARAGE
- ❖ CENTRAL LOCATION
- ❖ GREAT FIRST TIME HOME
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

\*\*\*TWO DOUBLE BEDROOMS -  
PARKING - GARAGE\*\*\*

We are delighted to welcome this well maintained two bedroom semi-detached home, which is situated on a quiet cul-de-sac in Anchorage Park.

The property sees a garage, driveway and a generous plot with side access, The garden is a nice size.

Internally, the property has a spacious lounge, through which you

have access into the kitchen.

Upstairs, the home is completed by two bedrooms and the three piece family bathroom.

We recommend booking a viewing early to avoid disappointment!

Call Bernard's on 02392728090.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
14'0" x 12'1" (4.27 x 3.70)

**KITCHEN**  
12'1" x 6'11" (3.70 x 2.13)

**BEDROOM ONE**  
12'2" x 10'11" (3.73 x 3.34)

**BATHROOM**  
8'5" x 4'9" (2.57 x 1.47)

**BEDROOM TWO**  
12'1" x 6'11" (3.70 x 2.13)

## 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

## 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.

## 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.

## 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.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

## REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing  
02392 728090  
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