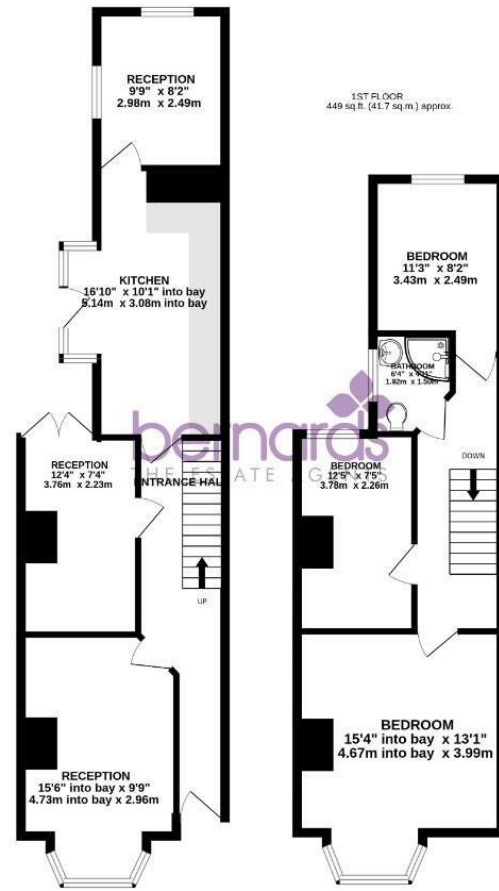
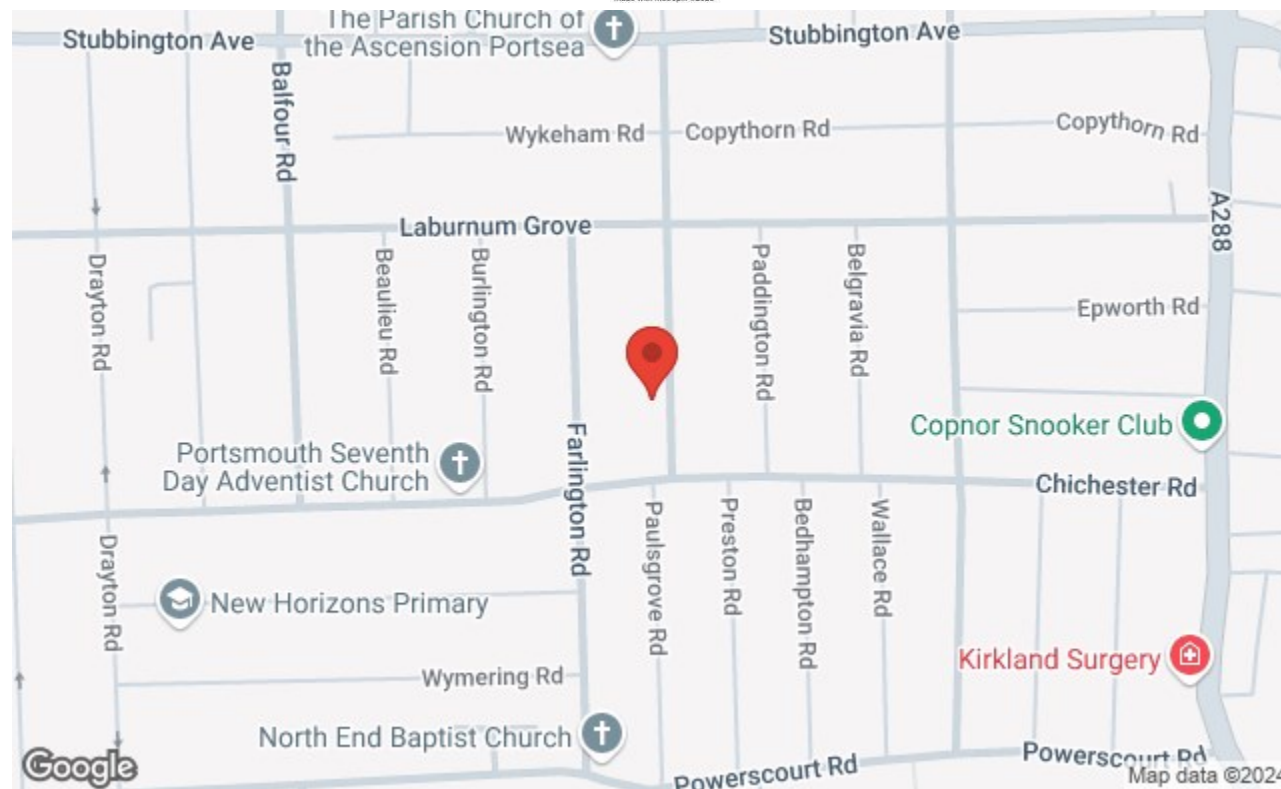


GROUND FLOOR
536 sq ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA - 985 sq ft. (91.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 02023



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



FOR SALE

Offers Over £245,000

Lyndhurst Road, Portsmouth PO2 0DT

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ BAY AND FORECOURT
- ❖ NEUTRAL DECOR
- ❖ WEST FACING GARDEN
- ❖ IDEAL FOR FAMILIES
- ❖ VERY SPACIOUS
- ❖ MODERN KITCHEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

We are delighted to introduce to the market, this very well presented three bedroom mid-terrace property in the heart of the sought after area of Lyndhurst Road.

On entry to the property, you are greeted by a large, bright and airy entrance hallway, off which you have a spacious sitting room with bay window flooding the room with light. There is a second and third reception rooms currently being used as a bedroom,

The kitchen is presented to a good

standard and has ample work surface space.

The rear garden is west facing and the perfect sun trap.

Moving to the first floor, you have three bedrooms, a modern three piece master bathroom.

This wonderful property would make an excellent family home, with its excellent size and fantastic level of finish, we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

FIRST RECEPTION ROOM
15'6" x 9'8" (4.73 x 2.96)

SECOND RECEPTION ROOM
12'4" x 7'7" (3.76 x 2.33)

KITCHEN
16'10" x 10'1" (5.14 x 3.08)

THIRD RECEPTION ROOM
9'9" x 8'2" (2.98 x 2.49)

BEDROOM ONE
15'3" x 13'1" (4.67 x 3.99)

BEDROOM TWO
12'4" x 7'4" (3.78 x 2.26)

BATHROOM
6'3" x 5'1" (1.92 x 1.56)

BEDROOM THREE
11'3" x 8'2" (3.43 x 2.49)

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

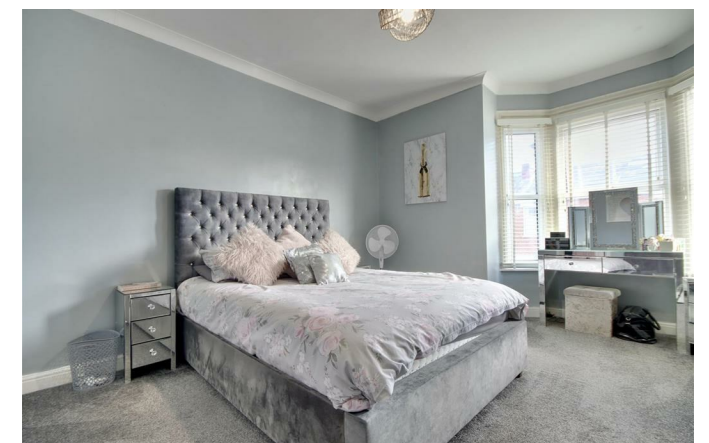
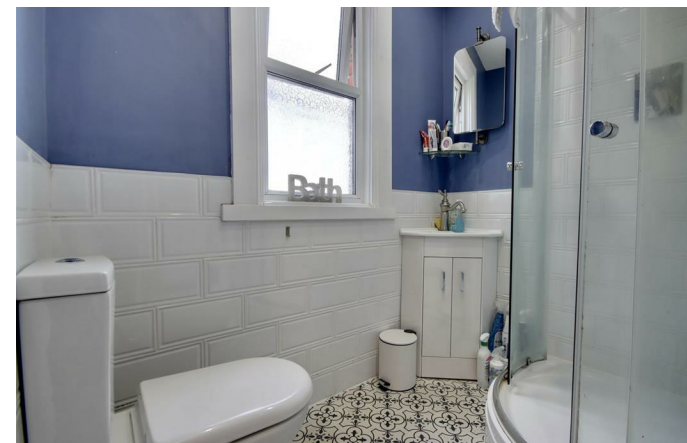
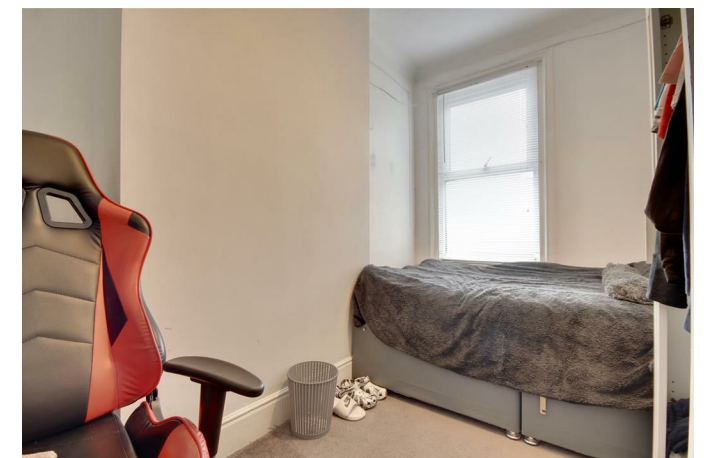
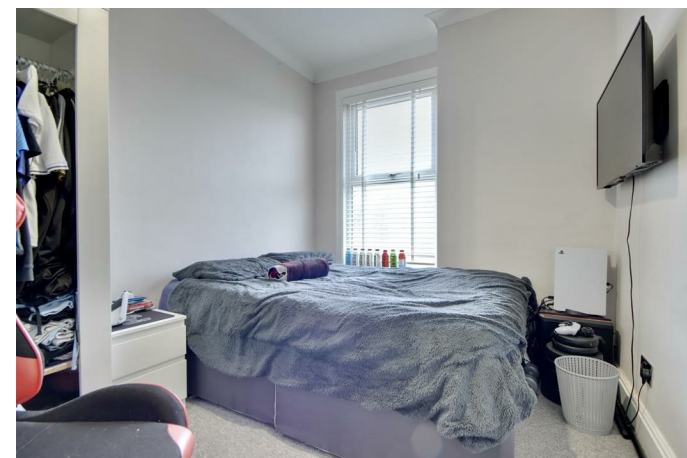
COUNCIL TAX
The local authority is Havant borough council/Portsmouth city Council.

BAND : c
YEARLY £: 1673.20

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.

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	
(92-100) 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	
61	81
EU Directive 2002/91/EC	
England & Wales	



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