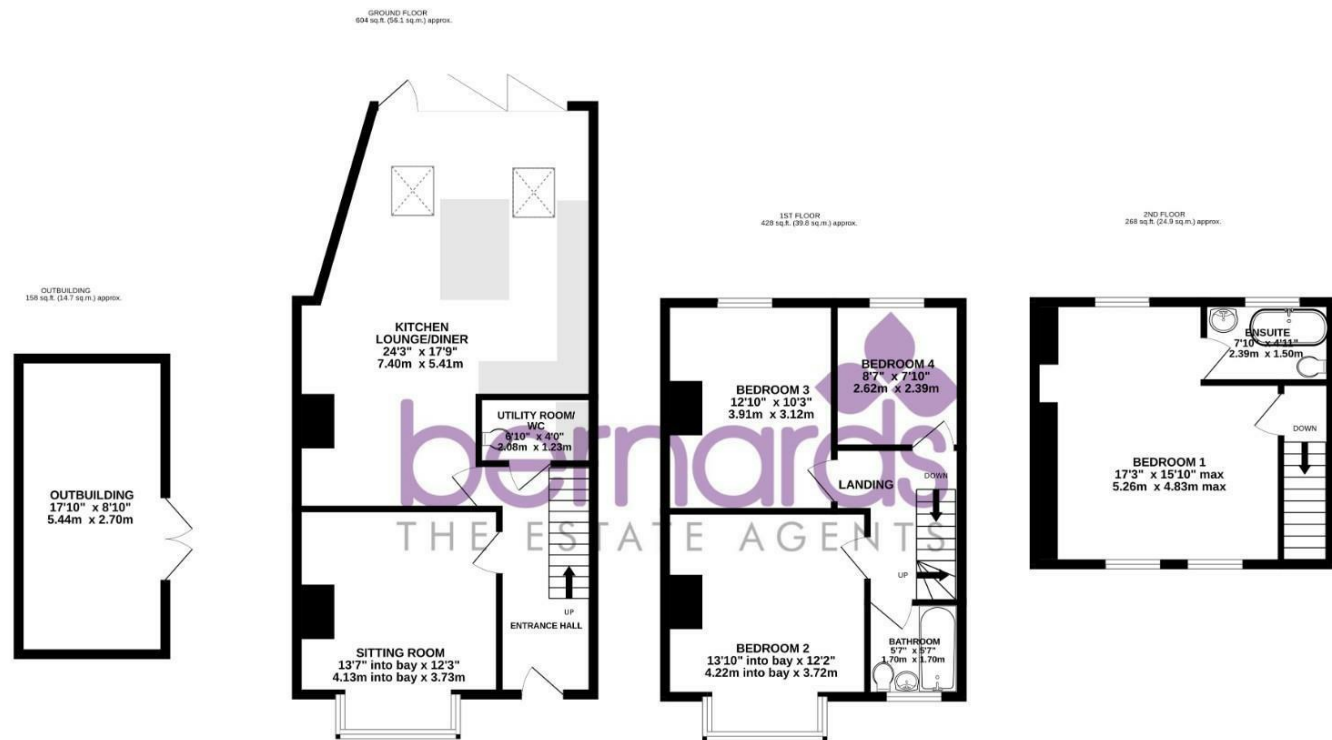


FOR SALE

Offers In Excess Of £400,000

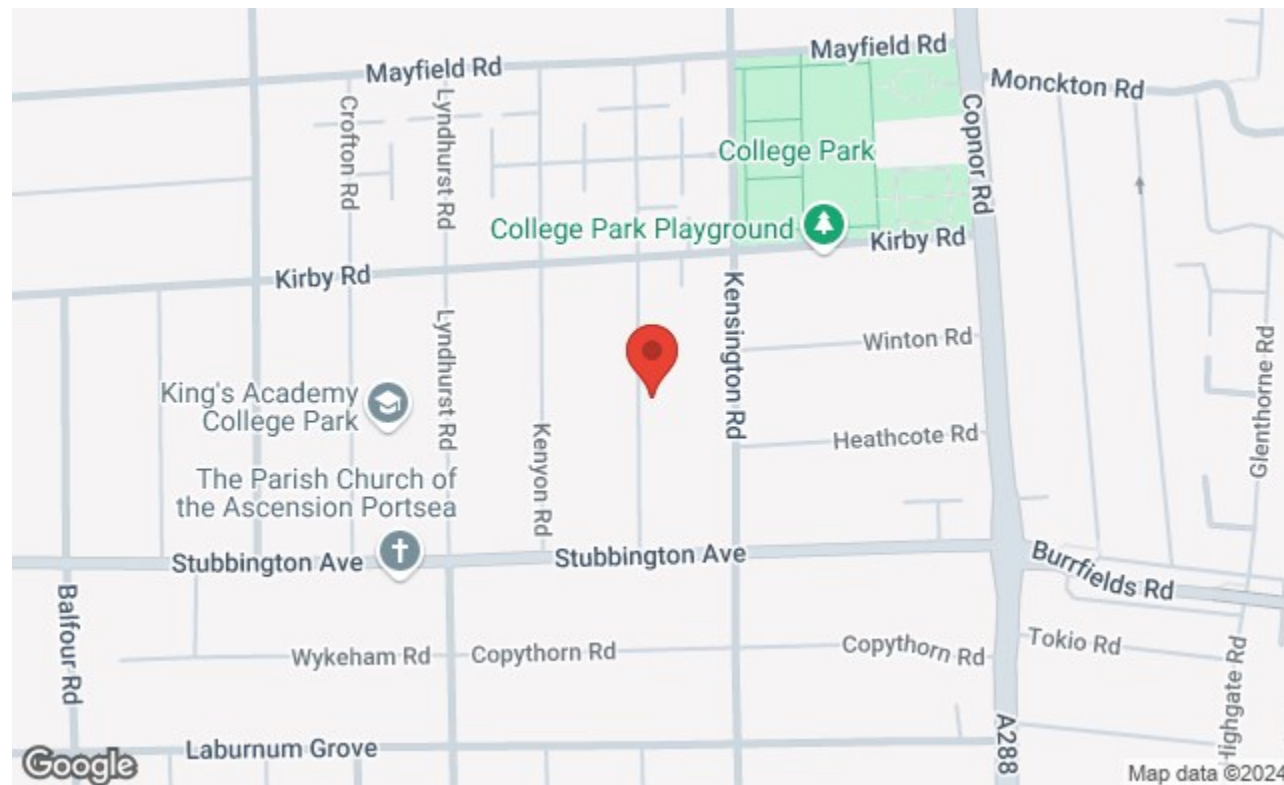
Chelmsford Road, Portsmouth PO2 0JY

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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 ©2024



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- SEMI DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING
- SPACIOUS LOUNGE
- UTILITY ROOM
- DOWNSTAIRS TOILET
- LOW MAINTENANCE GARDEN
- MODERN THROUGHOUT
- SHARED DRIVEWAY

Welcome to this stunning semi-detached house located in the sought after area of Chelmsford Road, North End. This property boasts a large living room with a log burner, four cosy bedrooms, and two modern bathrooms, making it the perfect family home.

One of the highlights of this property is its beautifully extended layout, offering ample space for comfortable living. The open-plan kitchen and dining area with a stylish island is ideal for hosting family gatherings or entertaining friends.

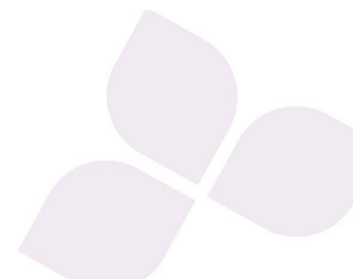
Additionally, the utility room provides

convenience and extra storage space, adding to the practicality of this lovely home.

Step outside into the low maintenance garden, where you'll find a delightful summer house - currently used as a hair salon however can provide a variety of different uses. You also benefit from the convenience of a shared driveway.

Don't miss out on the opportunity to make this property your own - it's a great family home that offers both comfort and style in a desirable location. Please call Bernards on 02392 728090 to arrange your viewing!

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



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



# PROPERTY INFORMATION

**SITTING ROOM**  
13'6" x 12'2" (4.13 x 3.73)

**KITCHEN/LOUNGE/DINER**  
24'3" x 17'8" (7.40 x 5.41)

**UTILITY ROOM/WC**  
6'9" x 4'0" (2.08 x 1.23)

**BEDROOM ONE**  
17'3" x 15'10" (5.26 x 4.83)

**ENSUITE**  
7'10" x 4'11" (2.39 x 1.50)

**BEDROOM TWO**  
13'10" x 12'2" (4.22 x 3.72)

**BEDROOM THREE**  
12'9" x 10'2" (3.91 x 3.12)

**BEDROOM FOUR**  
8'7" x 7'10" (2.62 x 2.39)

**BATHROOM**  
5'6" x 5'6" (1.70 x 1.70)

**OUTBUILDING**  
17'10" x 8'10" (5.44 x 2.70)

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

**BAND : C – £1,760.67**

**MORTGAGE ADVICE**  
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**  
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		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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