



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, measurement 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 guarante as to their operatibility or efficiency can be given.









HIGHLIGHTS

MID TERRACED HOUSE

BAY & FORECOURT

THREE DOUBLE BEDROOMS
LOVELY REAR GARDEN WITH

OUTBUILDING

AD@

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.

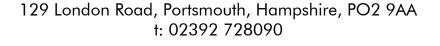
Entering via the front forecourt, the ground floor has an open plan lounge/diner, off of which you can access the conservatory & WC. The modern kitchen has ample cupboard and worktop space. The garden is

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.

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 $5'0" \times 2'3" (1.54 \times 0.71)$

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

The local authority is Portsmouth City Council.

BAND : C - £1,844.85

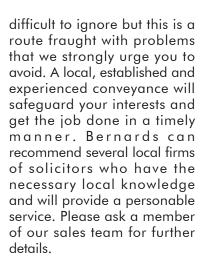
MORTGAGE ADVISOR

happy to help.

CONVEYANCING

extremely important to ensure completed that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very





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. We offer financial services Please call the office to book here at Bernards. If you would an AML check if you would like to review your current like to make an offer on this Agreement In Principle or are property. Please note the AML yet to source a lender, we check includes taking a copy have a number of experienced of the two forms of Financial Advisors who will be identification for each purchaser. A proof of address and proof of name document is required. Please note we Choosing t h e right cannot put forward an offer conveyancing solicitor is without the AML check being





















