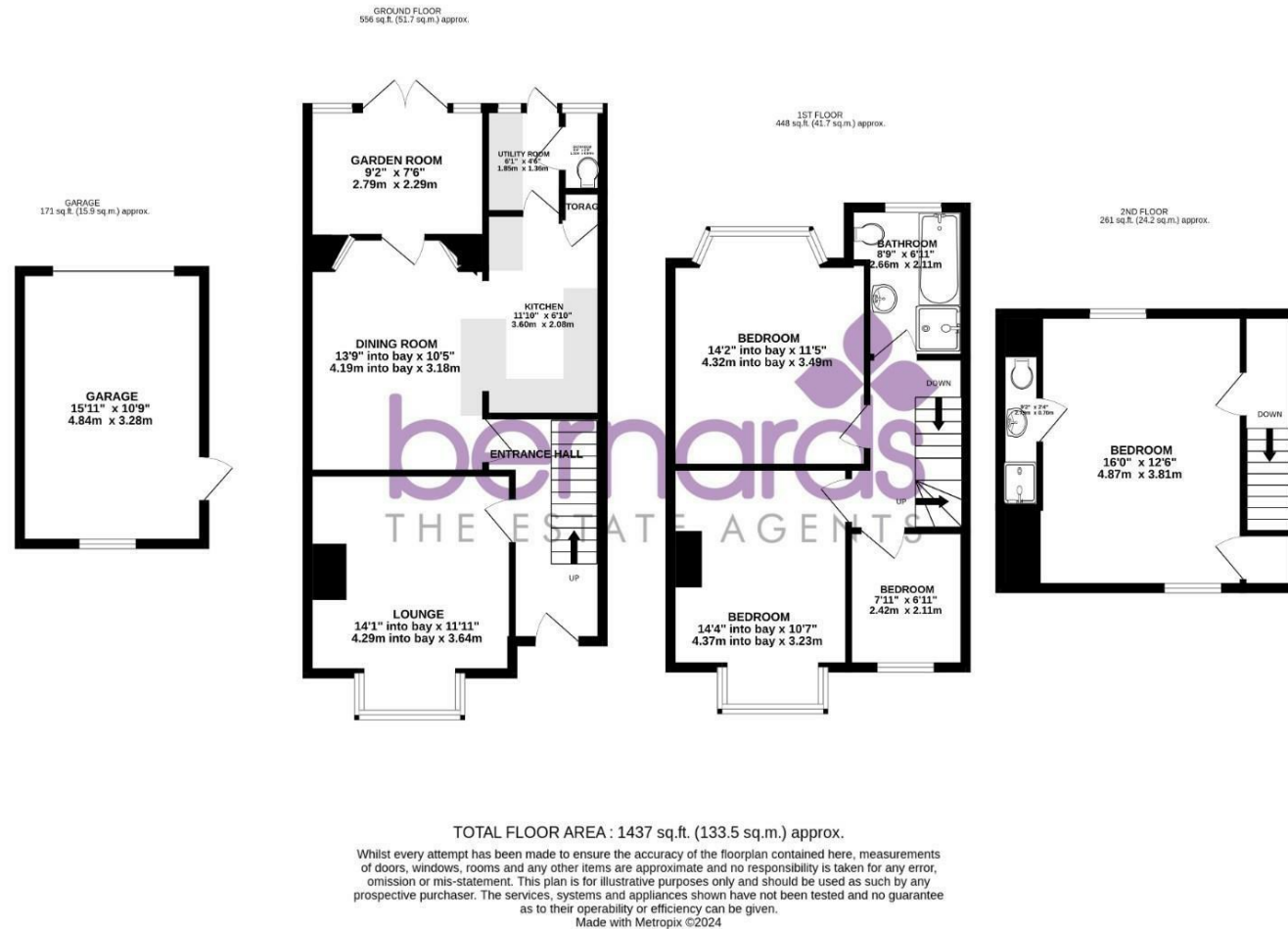




Offers Over £355,000

Hayling Avenue, Portsmouth PO3 6EE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ WALKING DISTANCE TO THE POND
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE
- ❖ UTILITY ROOM
- ❖ SUN ROOM
- ❖ CLOAKROOM
- ❖ GARAGE
- ❖ GREAT SIZE FAMILY HOME
- ❖ CALL NOW TO ARRANGE A VIEWING

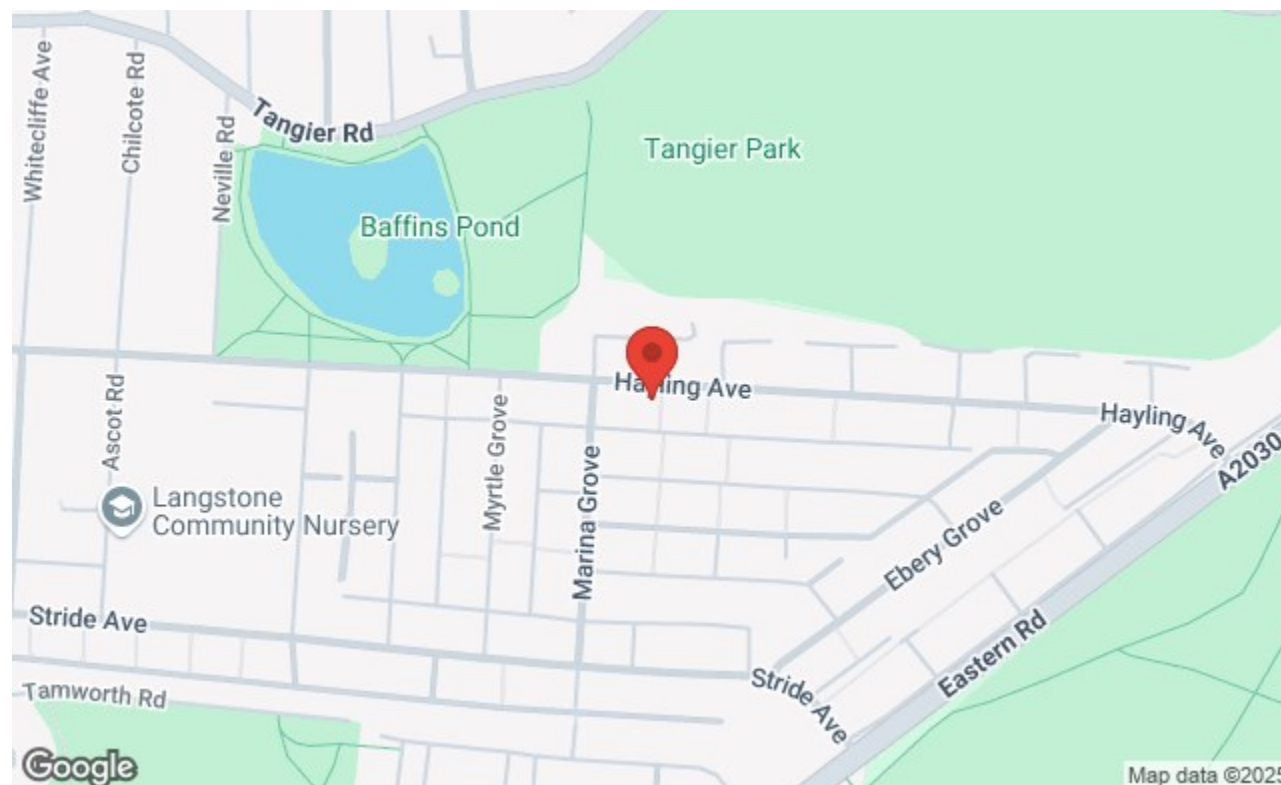
Welcome to this charming property located on Hayling Avenue in Portsmouth! This delightful house boasts 2 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

Situated within walking distance to Baffins Pond, this home offers the perfect blend of convenience and tranquillity. The four bedrooms include an en-suite shower in the master bedroom, ensuring privacy and luxury for the lucky occupants.

One of the standout features of this property is the garage located at the rear, providing secure parking and additional storage space. The south-facing garden is a sun-soaked haven, ideal for relaxing or entertaining guests.

Moreover, the sunroom and utility room add versatility to the property, offering extra space for various activities. Whether you're looking to enjoy a peaceful afternoon in the sunroom or need a practical area for laundry in the utility room, this house has it all.

Don't miss the opportunity to make this house your home. With its desirable location, spacious rooms, and attractive features such as the garage, south-facing garden, sunroom, and utility room, this property is a gem waiting to be discovered. Contact us today to arrange a viewing and envision the wonderful lifestyle that awaits you at Hayling Avenue!



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

14'0" x 11'11" (4.29 x 3.64)

DINING ROOM

13'8" x 10'5" (4.19 x 3.18)

KITCHEN

12'1" x 6'9" (3.69 x 2.08)

UTILITY ROOM

6'0" x 4'5" (1.85 x 1.36)

W/C

SUNROOM

9'1" x 7'6" (2.79 x 2.29)

BEDROOM ONE

14'4" x 10'7" (4.37 x 3.23)

BEDROOM TWO

14'2" x 11'5" (4.32 x 3.49)

BEDROOM THREE

7'11" x 6'11" (2.42 x 2.11)

BATHROOM

8'8" x 6'11" (2.66 x 2.11)

BEDROOM FOUR

15'11" x 12'5" (4.87 x 3.81)

EN-SUITE SHOWER ROOM

GARAGE

15'10" x 10'9" (4.84 x 3.28)

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

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 :

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
			

Scan here to see all our properties for sale and rent



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

