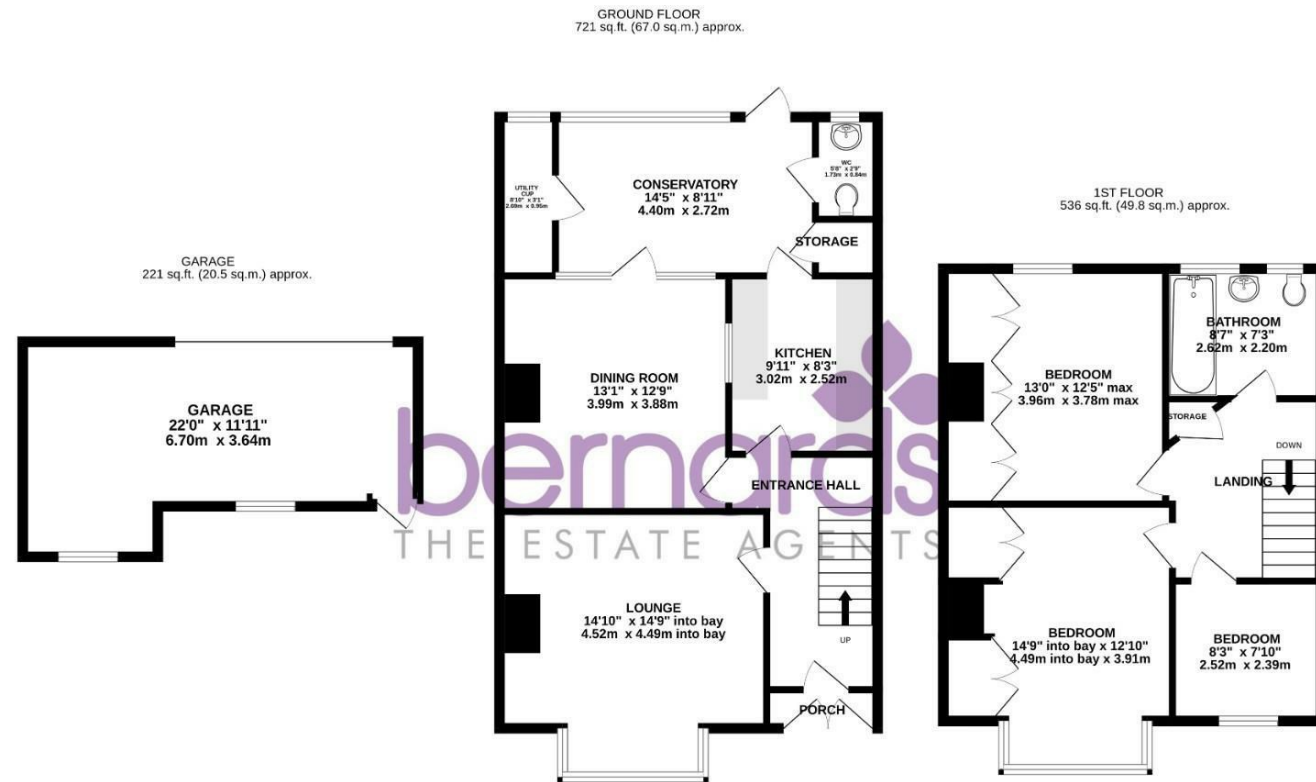


FOR SALE

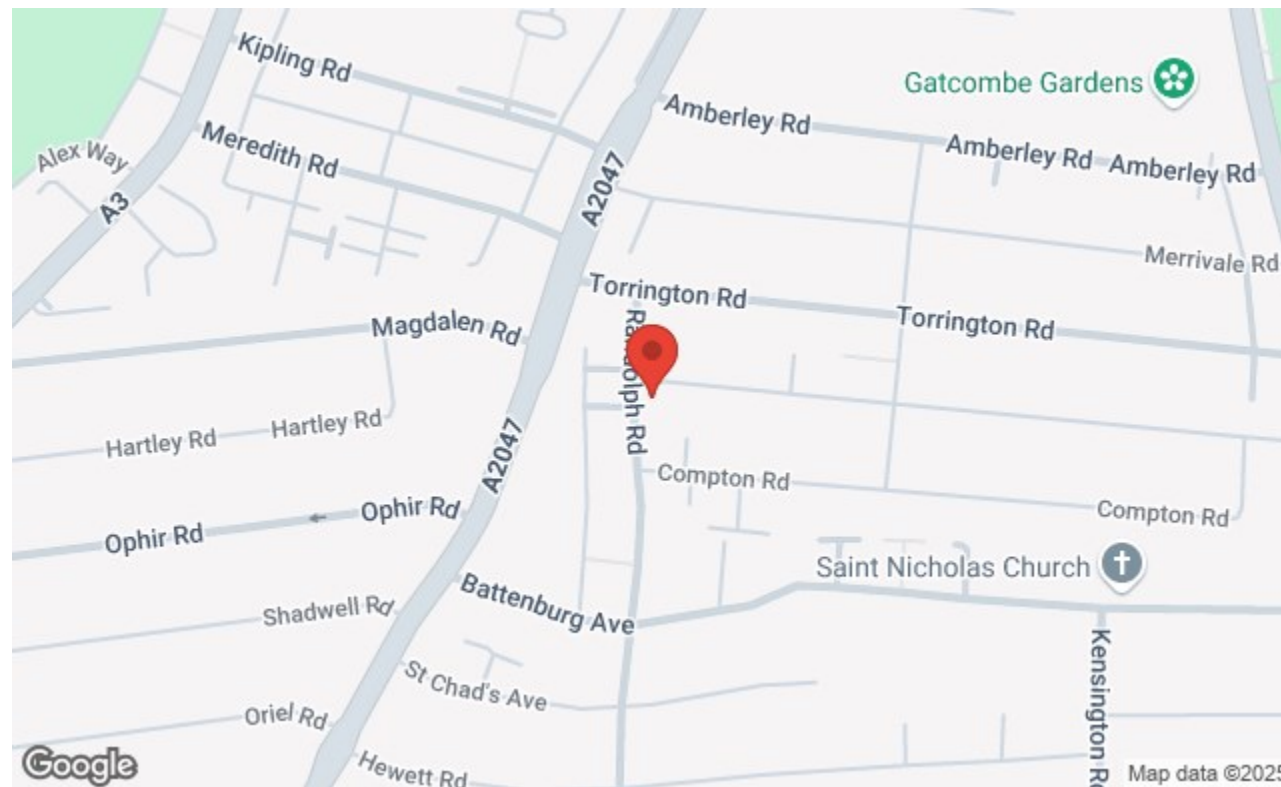
Guide Price £350,000

Madeira Road, Portsmouth PO2 0SY

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



## HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTIONS
- ❖ MODERN KITCHEN
- ❖ CONSERVATORY
- ❖ UTILITY & WC
- ❖ SOUTH FACING GARDEN
- ❖ DOUBLE GARAGE
- ❖ SOUGHT AFTER LOCATION

**\*\* THREE BEDROOM HOME WITH DOUBLE GARAGE \*\***

We are proud to bring to market this three bedroom, mid terraced property with a double bay and forecourt in the highly sought after location of Madeira Road, Hilsea.

The ground floor includes two large reception rooms, in the form of a front aspect lounge and large dining room to the rear. The fitted kitchen has been finished to a modern standard leading through to the conservatory which is the perfect sun trap, outlooking the south facing garden! You will also find the downstairs toilet and utility room

off of the conservatory. The garden has been laid to a mixture of lawn and slab, and to the rear of the garden you have a double garage.

Upstairs there are three bedrooms, with both doubles boasting built in storage. Completing the property is the three piece bathroom which is a great size.

To arrange your viewing on this property call Bernards today on 02392 728090!

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



# PROPERTY INFORMATION

**LOUNGE**  
14'9" x 14'8" (4.52 x 4.49)

**DINING ROOM**  
13'1" x 12'8" (3.99 x 3.88)

**KITCHEN**  
9'10" x 8'3" (3.02 x 2.52)

**CONSERVATORY**  
14'5" x 8'11" (4.40 x 2.72)

**BEDROOM ONE**  
14'8" x 12'9" (4.49 x 3.91)

**BEDROOM TWO**  
12'11" x 12'4" (3.96 x 3.78)

**BEDROOM THREE**  
8'3" x 7'10" (2.52 x 2.39)

**BATHROOM**  
8'7" x 7'2" (2.62 x 2.20)

**DOUBLE GARAGE**  
21'11" x 11'11" (6.70 x 3.64)

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

**BAND : C – £1,844.85**

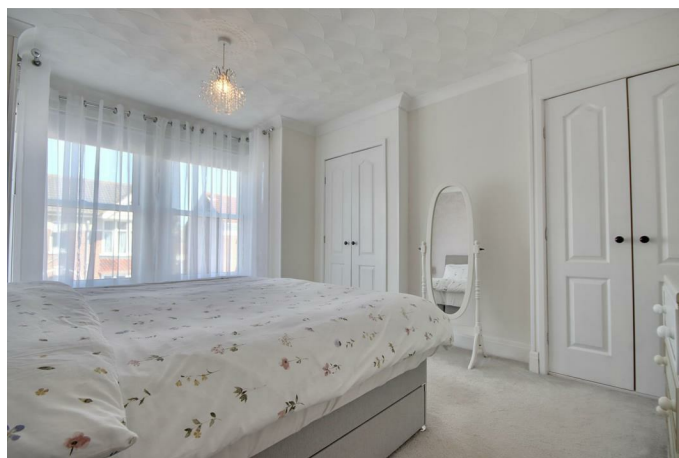
**MORTGAGE ADVICE**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK**  
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.

**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.

**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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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		



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