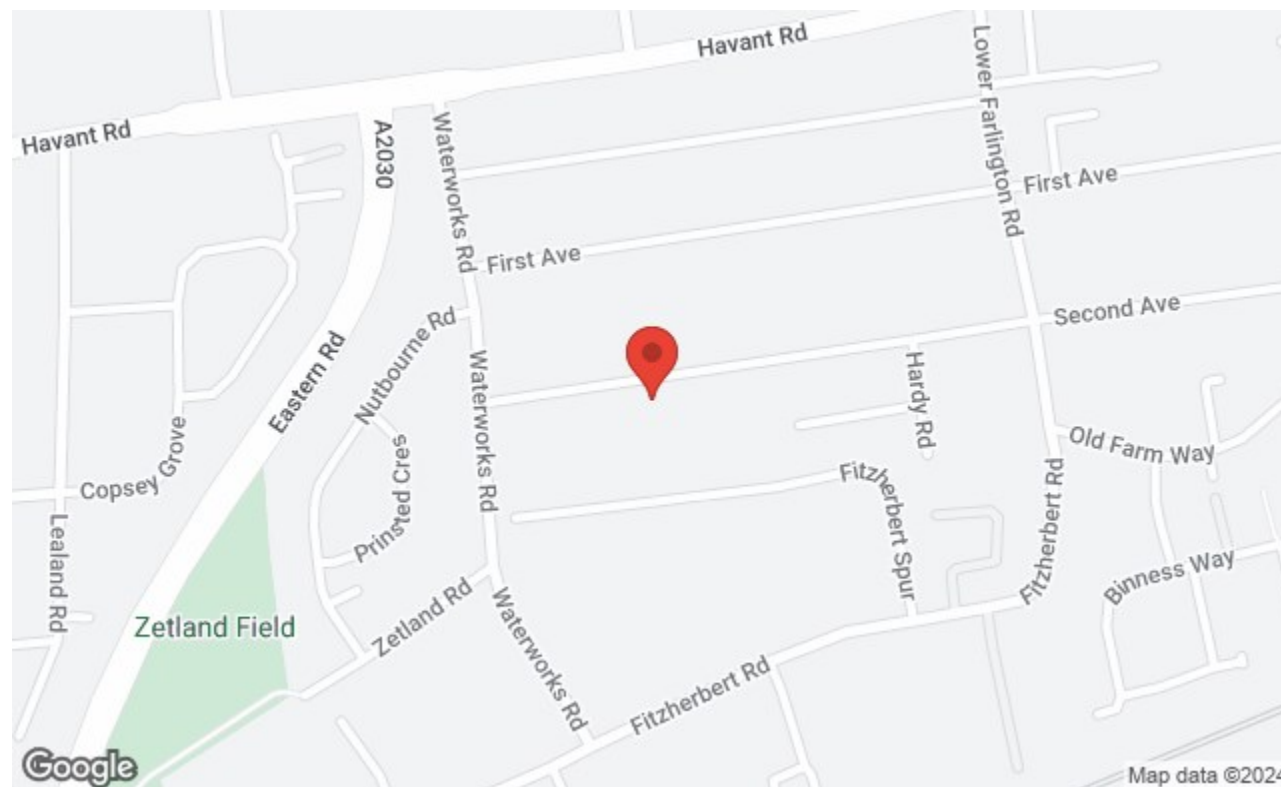
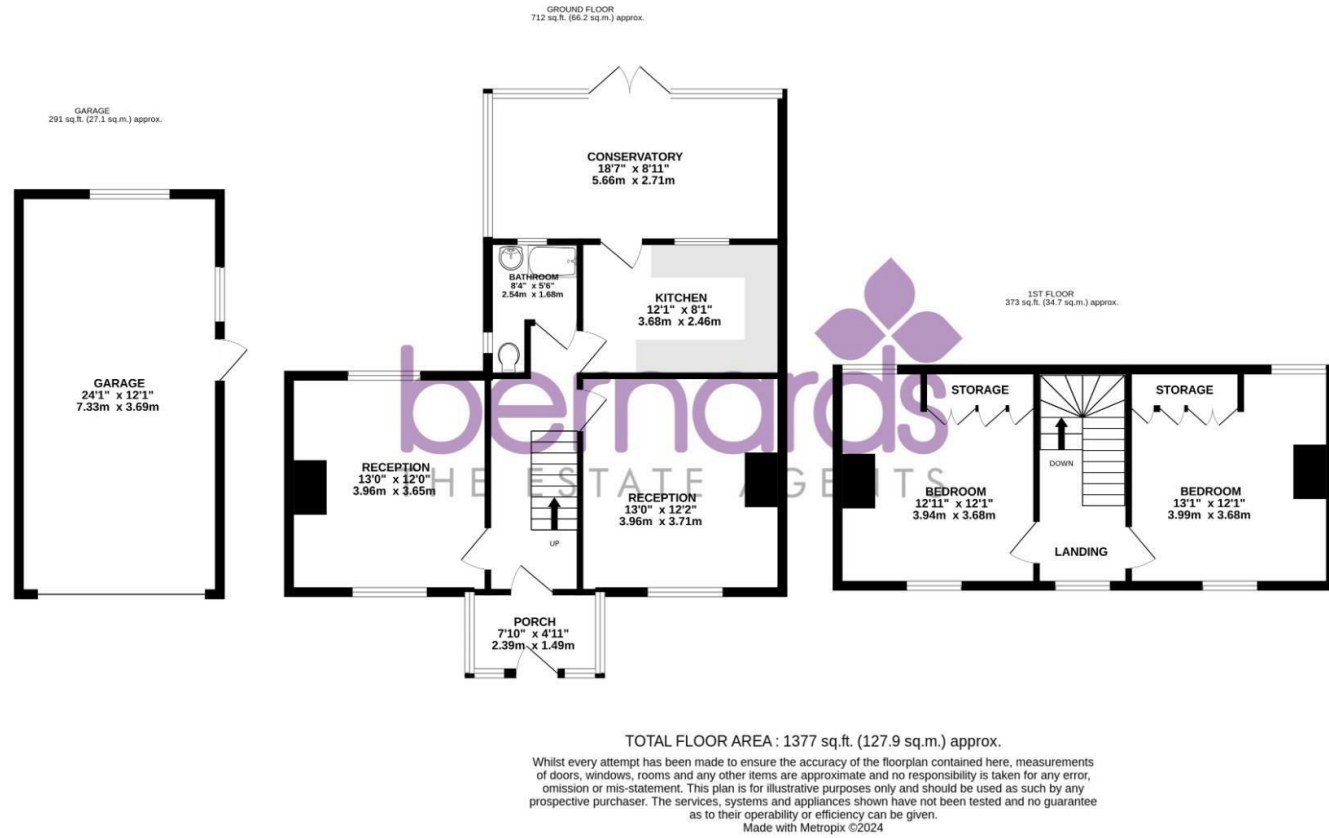


FOR SALE

Offers In The Region Of
£300,000

Second Avenue, Portsmouth PO6 1JS

bernards
THE ESTATE AGENTS



2 1 3

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEMI DETACHED
- ❖ LARGE SOUTH FACING GARDEN
- ❖ GARAGE AND DRIVE
- ❖ SCOPE TO UPDATE / MODERNISE
- ❖ SOUGHT AFTER LOCATION
- ❖ CIRCA 1377 SQFT
- ❖ PORCH

NO FORWARD CHAIN / OFF ROAD PARKING

We are delighted to introduce to the sales market, this good sized two double bedroom semi-detached house with off road parking in the much sought after location of Second Avenue, Farlington.

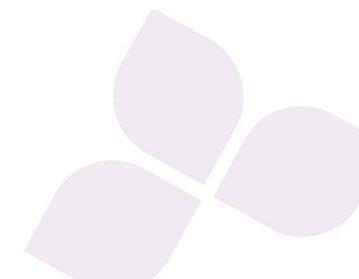
The property is being offered with no forward chain and would benefit from some modernising, but has great potential as the living space is nearly 1400 SQFT in area.

The ground floor boasts 3 reception rooms, bathroom, kitchen and stairs that lead to first floor and the two large double bedrooms.

Outside to the front, you have a shared drive that leads to parking area and a good sized garage, and a circa 100ft rear garden with lawn and mature flowers and plants.

To book a viewing on this great property please call Bernards on 02392 728091

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH

LOUNGE

12'11" x 11'11" (3.96 x 3.65)

DINING ROOM

12'11" x 11'11" (3.96 x 3.645)

KITCHEN

12'0" x 8'0" (3.68 x 2.46)

SUN ROOM / CONSERVATORY

18'6" x 8'10" (5.66 x 2.71)

BATHROOM

8'3" x 5'6" (2.54 x 1.68)

BEDROOM ONE

13'1" x 12'0" (3.99 x 3.68)

BEDROOM TWO

12'11" x 12'0" (3.94 x 3.68)

GARAGE

24'0" x 12'1" (7.33 x 3.69)

INFORMATION

The property has solar panels on the roof that are rented, more information is available on request

SOLICITOR/ 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 conveyancer 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	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
51	

EU Directive 2002/91/EC
England & Wales



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