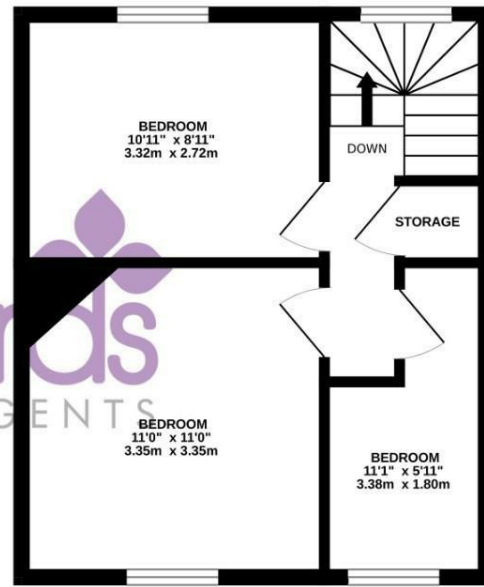
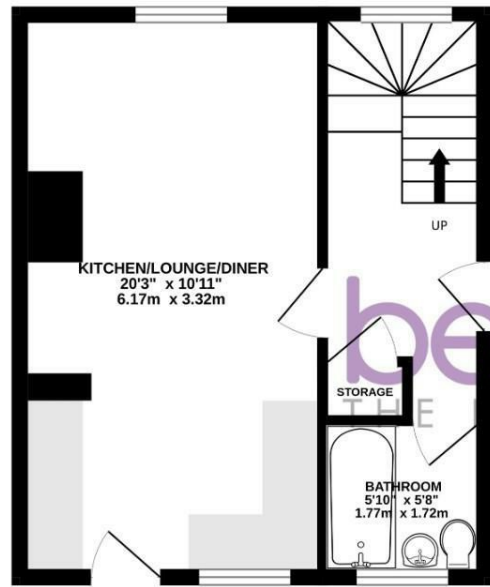


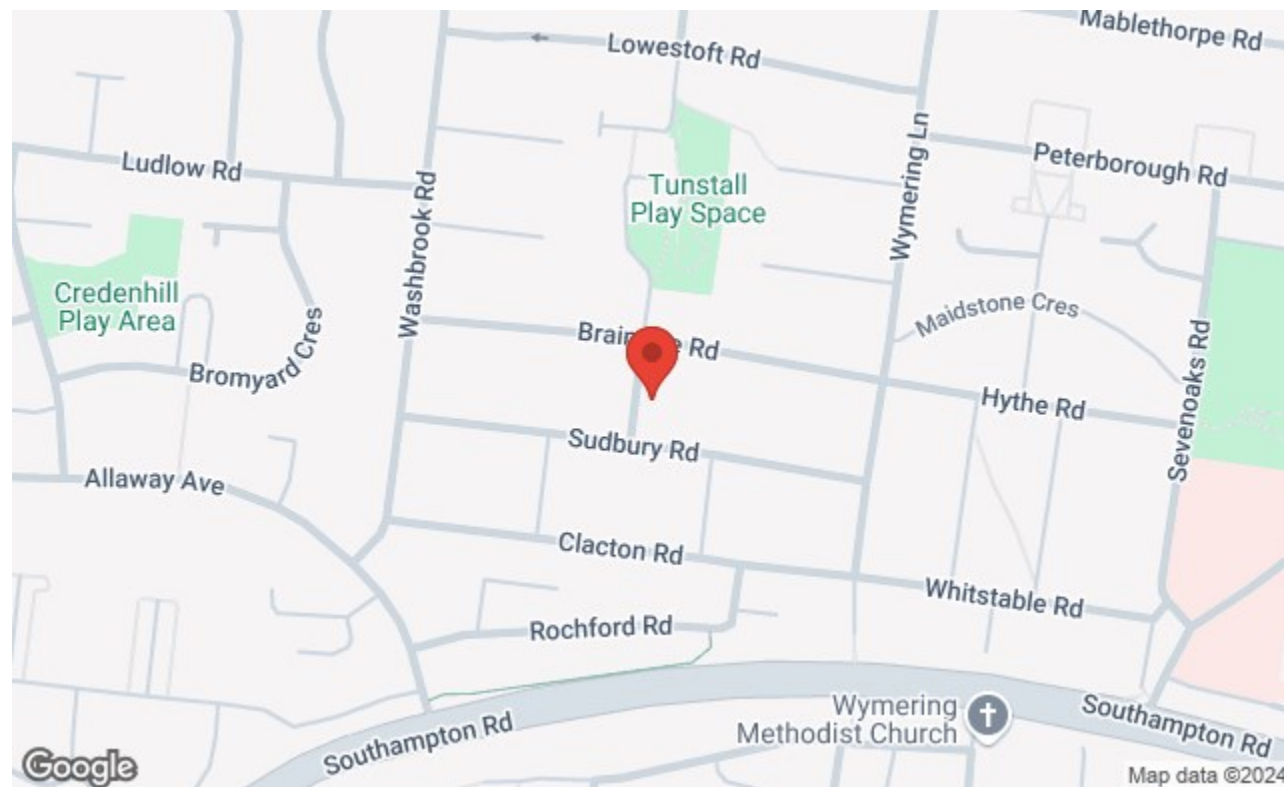
GROUND FLOOR
330 sq.ft. (30.6 sq.m.) approx.

1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers Over £260,000

Tunstall Road, Portsmouth PO6 3RQ



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ OFF ROAD PARKING
- ❖ LARGE REAR GARDEN
- ❖ CLOSE TO AMENITIES
- ❖ OPEN PLAN LIVING AREA
- ❖ SPACIOUS ENTRANCE HALL
- ❖ PERFECT FOR FAMILIES
- ❖ LOTS OF NATURAL LIGHT
- ❖ A MUST VIEW

Welcome to this charming semi-detached house located on Tunstall Road in the heart of Tunstall Road. This property boasts a spacious open plan kitchen/lounge/diner, perfect for entertaining guests or enjoying family meals together. With three bedrooms, there is plenty of space for a growing family or for those in need of a home office.

One of the highlights of this property is the large rear garden, providing a tranquil outdoor space for relaxing in the sunshine or for

children to play in. The two-car driveway ensures convenient parking for you and your guests, making coming home a breeze.

This semi-detached house on Tunstall Road could be the ideal choice for you. Don't miss out on the opportunity to make this house your home sweet home.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
20'3" x 10'11" (6.17m x 3.33m)

BATHROOM
5'10" x 5'8" (1.78m x 1.73m)

BEDROOM ONE
11' x 11' (3.35m x 3.35m)

BEDROOM TWO
11' x 8'11" (3.35m x 2.72m)

BEDROOM THREE
5'11" x 11'1" (1.80m x 3.38m)

ANTI-MONEY LAUNDERING (AML)

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

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in

principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND B

OFFER CHECK PROCEDURE

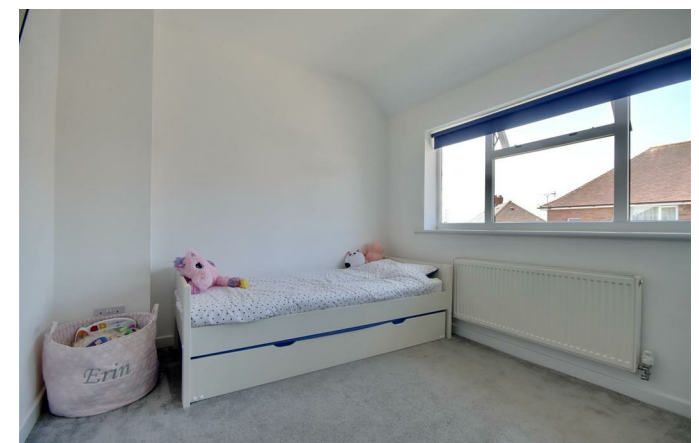
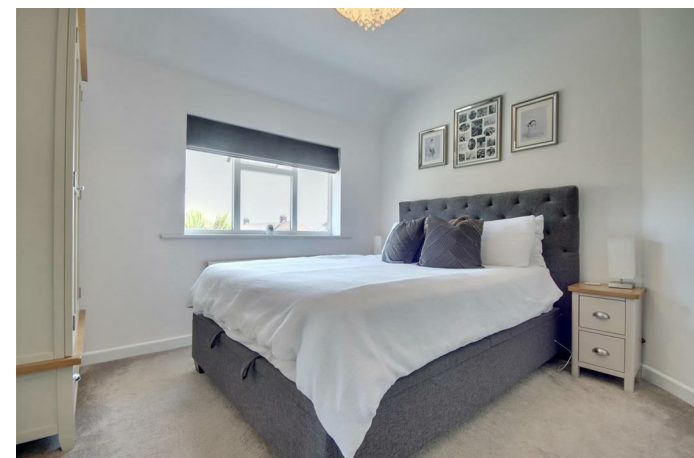
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

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.

SOLICITOR

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. 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
70	

EU Directive 2002/91/EC
England & Wales



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