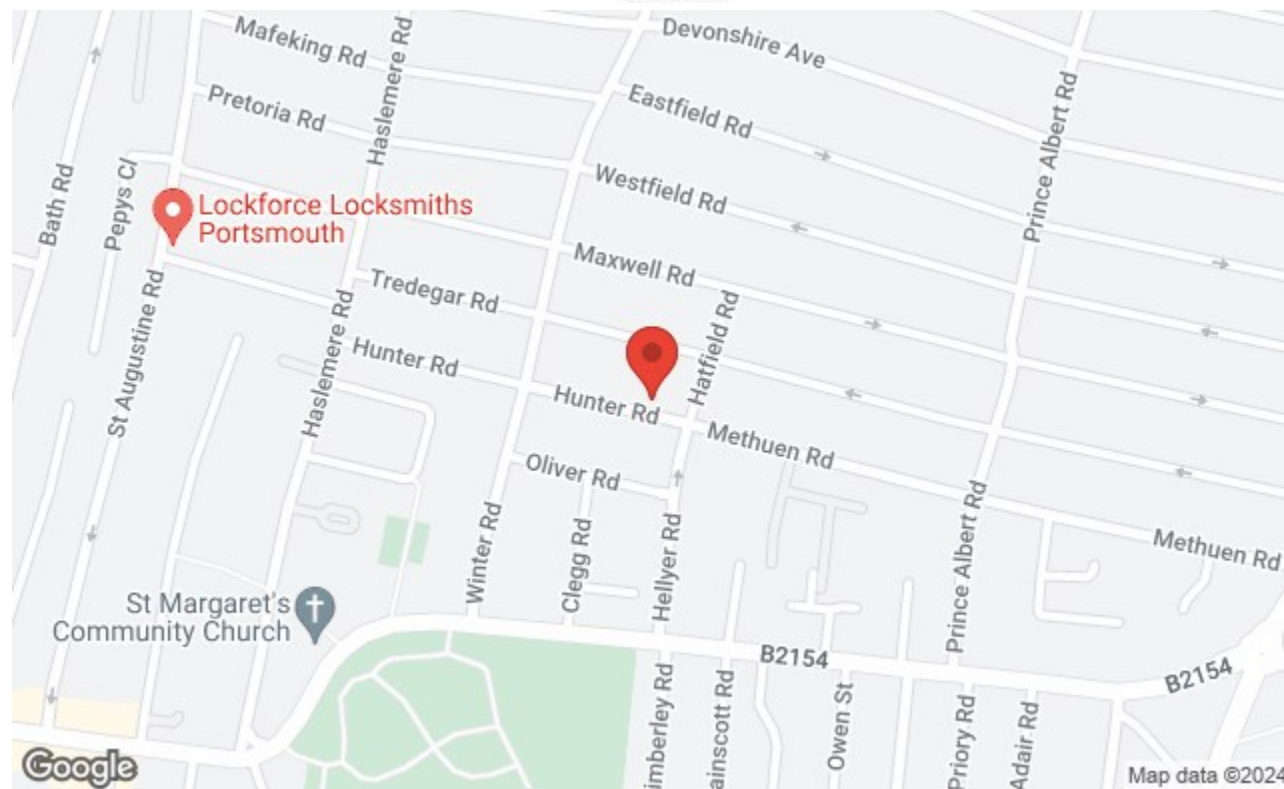


Offers In Excess Of £315,000

Hunter Road, Southsea PO4 9DL



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ SPACIOUS LOUNGE DINER
- ❖ EXTENDED KITCHEN INTO SNUG
- ❖ DOWNSTAIRS WC
- ❖ IMPRESSIVE FINISH
- ❖ POPULAR LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- CALL TO VIEW

**** IMPRESSIVE TERRACED HOUSE IN REQUESTED SOUTHSEA LOCATION ****

We are delighted to bring to market this well presented terraced house in popular Hunter Road. Offering good size accommodation in a prime location, this home lends itself to first time buyers or young families looking for a home to grow into.

As you step inside, you'll find a good size lounge diner at the front of the home offering ample space for a sofa suite and dining table. The kitchen extends into a snug area making it very sociable and ideal if you have young ones. They can play whilst dinner is on the go or just

socialize as a family. A downstairs WC has been implemented to only add to the appeal.

On the first floor you'll find a good size master bedroom whilst bedrooms 2 and 3 are similar in size, ideal for two children as no box room to worry about. A first floor bathroom completes the set. The rear garden whilst compact is low maintenance, ideal for a BBQ when the sun shines.

The location is incredibly popular with it being close to good schools and a short stroll from the seafront. Highland Road offers the essentials as well as good bus routes if needed. A super house that will generate some early enquiries

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE DINER
24'10" x 10'10" (7.57m" x 3.30m")

KITCHEN
13'5" x 9'8" (4.09m" x 2.95m")

SNUG
10'0" x 8'3" (3.05m" x 2.51m")

WC

BEDROOM 1
13'5" x 11'00" (4.09m" x 3.35m")

BEDROOM 2
11'0" x 7'9" (3.35m" x 2.36m")

BEDROOM 3
9'9" x 8'1" (2.97m" x 2.46m")

BATHROOM
5'7" x 4'10" (1.70m" x 1.47m")

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

COUNCIL TAX BAND C
Portsmouth City Council: BAND C

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.

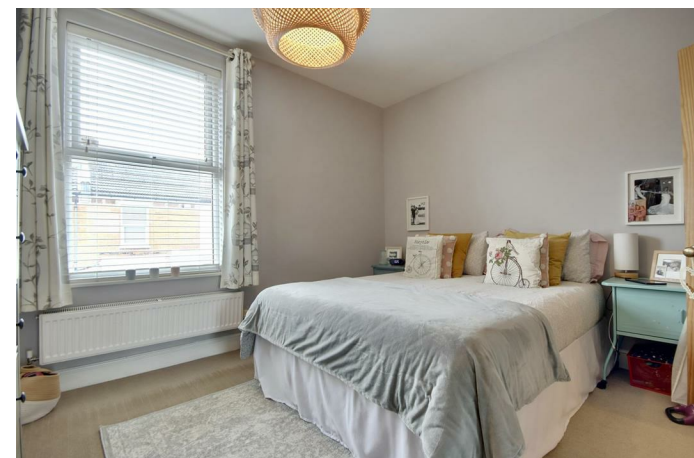
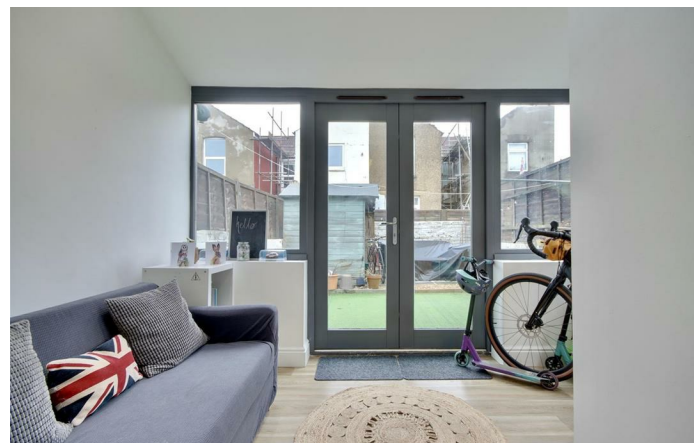
Please ask a member of our sales team for further details and a quotation.

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.

STAFF DISCLOSURE
We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.

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!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	81
(55-68) D	67
(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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