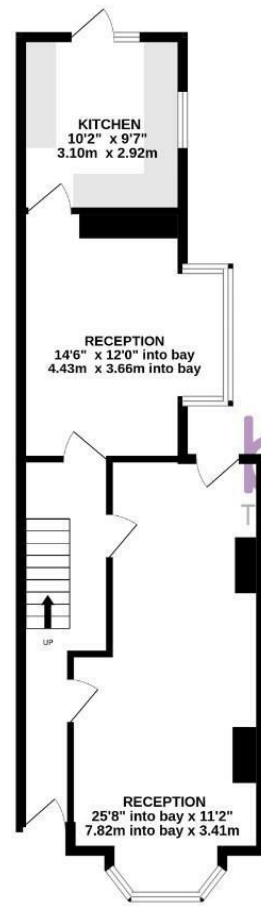


GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



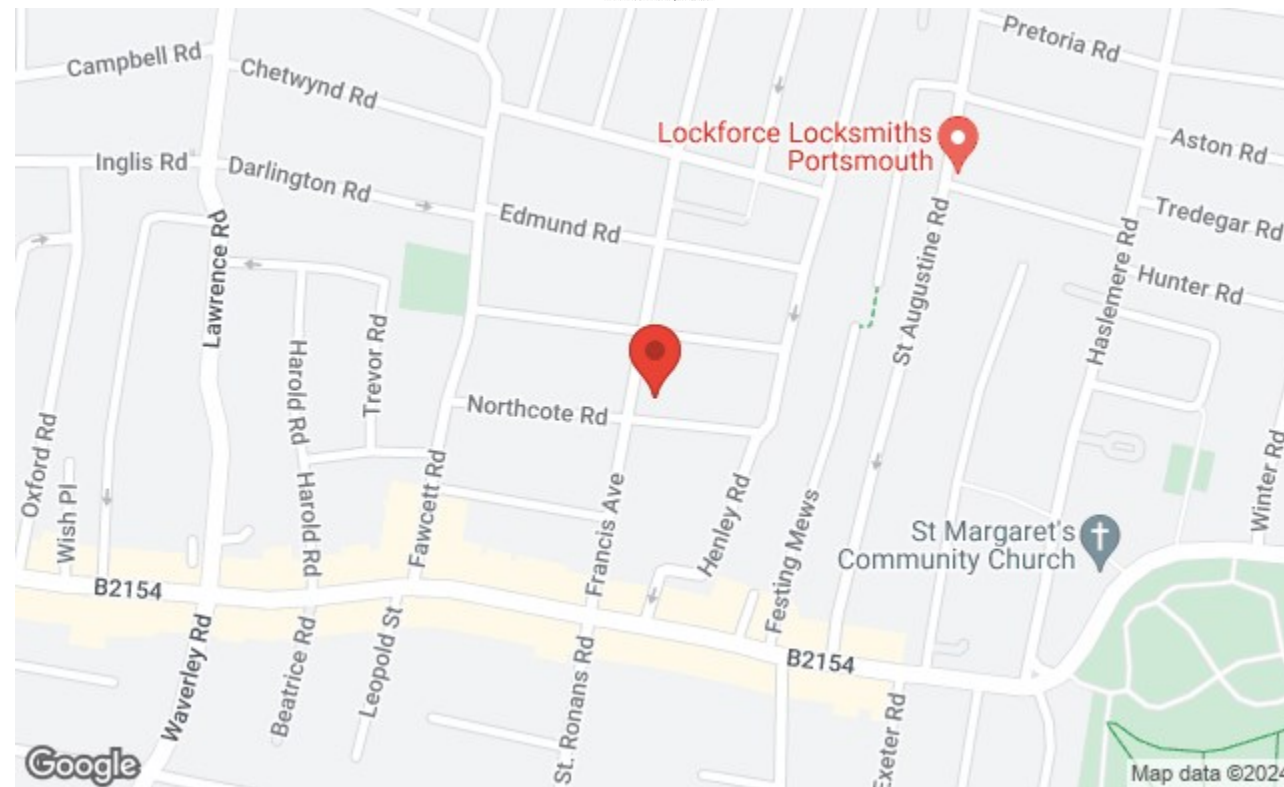
1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



bernards  
THE ESTATE AGENTS

TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metlogic (2024)



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



FOR SALE

£375,000

Francis Avenue, Southsea PO4 0HN

bernards  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ◆ CHAIN FREE
- ◆ CENTRAL SOUTHSEA
- ◆ SECURE REAR PEDESTRIAN ACCESS
- ◆ 4-PIECE BATHROOM SUITE
- ◆ FRONT GARDEN
- ◆ TWO RECEPTION ROOMS
- ◆ CLOSE TO ALBERT ROAD
- ◆ BAY-FRONTED
- ◆ THREE LARGE BEDROOMS
- CALL TO VIEW

**\*\* CHAIN FREE FAMILY HOME \*\***

We are delighted to present this large 3-bedroom terraced house in central Southsea. This property presents a brilliant opportunity for home movers and potentially those looking to upsize. A bay-fronted charming exterior on show, complimented by a good size front garden.

On the ground floor of the property there is a very generous through lounge, with a separate sizable dining room and well presented

kitchen. Three good sized bedrooms, all with period fireplaces and plenty of built in storage can be found upstairs, along with an exceptionally large four piece bathroom suite.

Located a short walk to Albert Road with an array of restaurants, cafes and bars, viewing is highly recommended.

Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
25'7" x 11'2" (7.82 x 3.41)

**RECEPTION ROOM**  
14'6" x 12'0" (4.43 x 3.66)

**KITCHEN**  
10'2" x 9'6" (3.10 x 2.92)

**BATHROOM**  
13'1" x 6'5" (4.01 x 1.98)

**BEDROOM**  
14'7" x 11'6" (4.45 x 3.51)

**BEDROOM**  
10'11" x 8'10" (3.35 x 2.71)

**BEDROOM**  
10'4" x 9'5" (3.15 x 2.89)

## 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**  
Portsmouth City Council: 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	57
EU Directive 2002/91/EC	
England & Wales	



Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk

