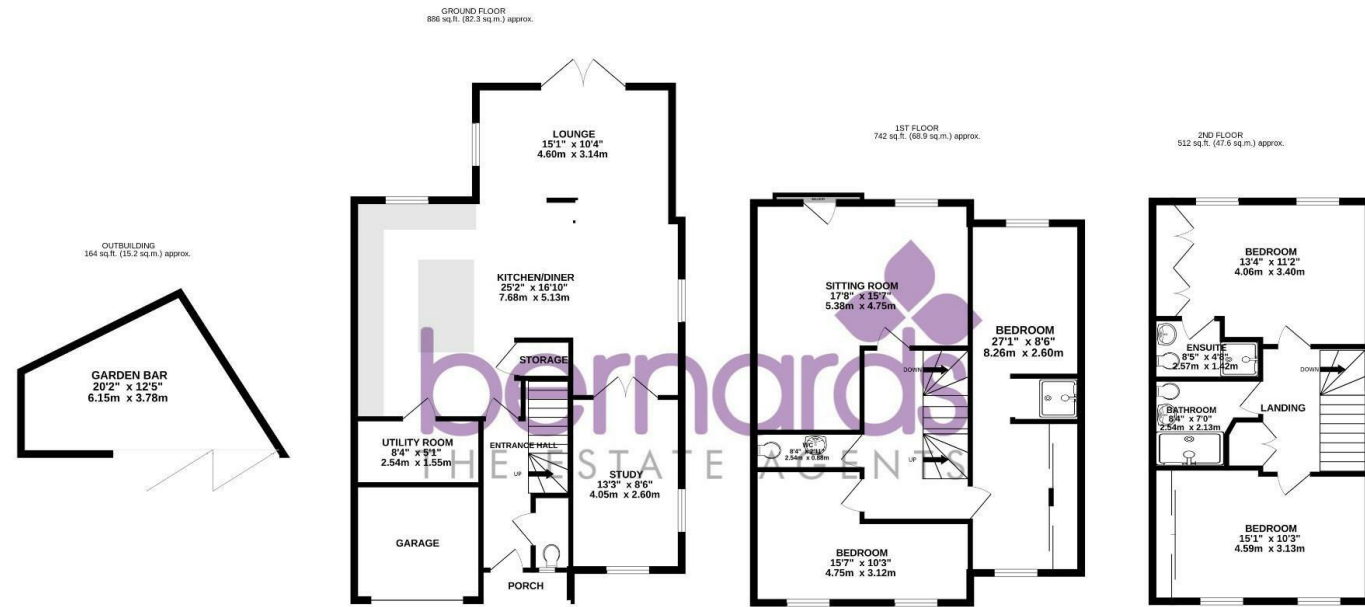


FOR SALE

Guide Price £595,000

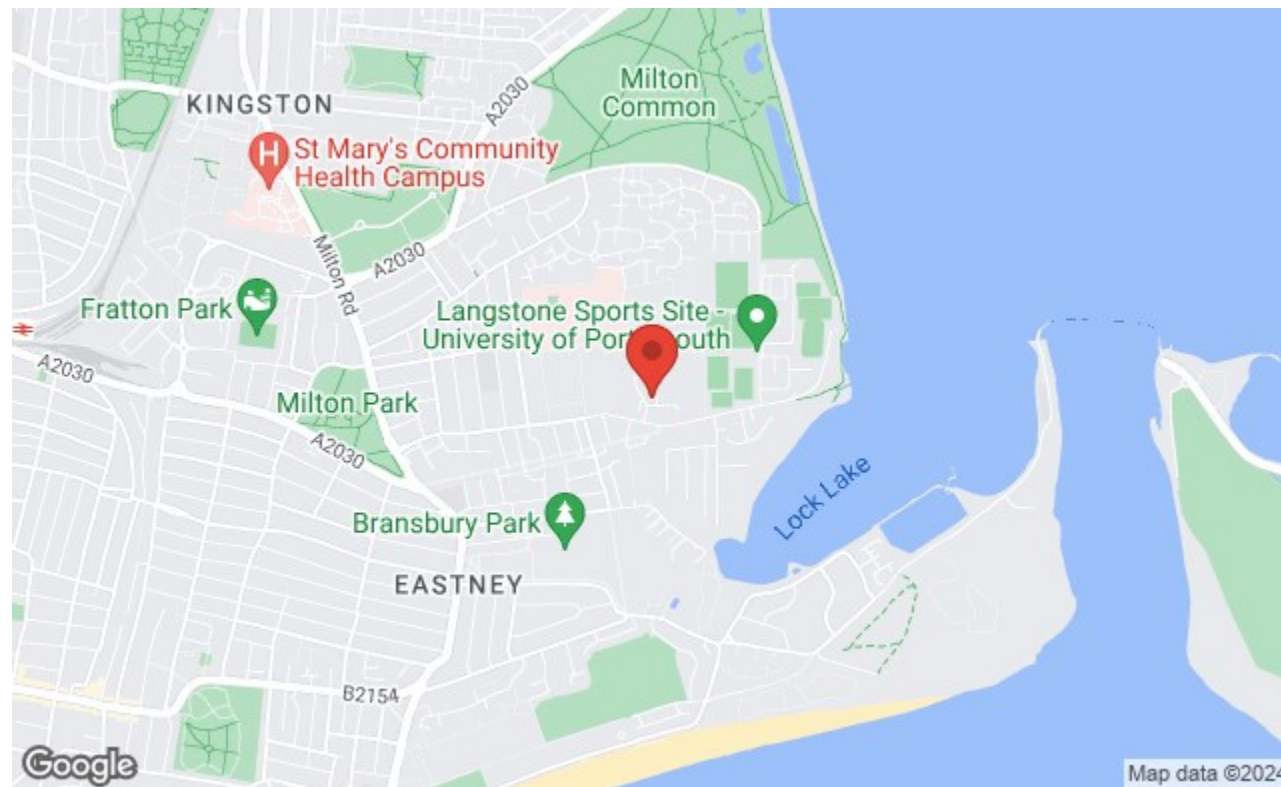
Oakdene Road, Southsea PO4 8FB

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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. Made with Metropix ©2024



4 3 1

HIGHLIGHTS

- ❖ END OF CHAIN
- ❖ FOUR BEDROOMS
- ❖ THREE BATHROOMS
- ❖ OPEN PLAN LIVING
- ❖ HOME STUDY
- ❖ FABULOUS GARDEN BAR
- ❖ OFF ROAD PARKING
- ❖ REQUESTED LOCATION
- ❖ IDEAL FAMILY ABODE
- ❖ CALL TO VIEW

** FABULOUS EXTENDED TWONHOUSE IN REQUESTED MILTON CUL-DE-SAC **

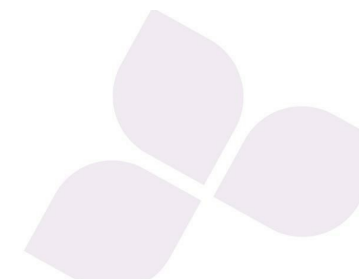
We are delighted to bring to market this exceptional extended family home tucked away in this highly popular cul-de-sac in Milton. With accommodation stretching over 3 floors, you have space and rooms in abundance to be enjoyed as you see fit.

The heart of the home is a vast open plan kitchen / diner space that drifts into a further lounge / family area making this a huge social space to be enjoy with the family. A separate study area provide the ideal space to work from home or can be turned into a further snug if you wish.

There are 4 generous bedrooms situated over the top two floors of the property where you will also find two en-suite facilities and a further shower room, ideal if you have a large family all vying to get ready for work and school. The beauty of these houses is you also have a first floor lounge / sitting room giving even more space to to be enjoyed.

If you love to have people round then the garden bar is a superb addition giving you a great space to have friends and family visit. With parking at the front and a lovely cul-de-sac position, this is ta great opportunity to see what's on offer and secure a super home

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

STUDY AREA

13'3" x 8'6" (4.04m x 2.59m)

KITCHEN / DINER

25'2" x 16'10" (7.67m x 5.13m)

LOUNGE AREA

15'1" x 10'4" (4.60m x 3.15m)

UTILITY ROOM

8'4" x 5'1" (2.54m x 1.55m)

WC

SITTING ROOM

17'8" x 15'7" (5.38m x 4.75m)

BEDROOM 1 SUITE (INC DRESSING AREA & SHOWER ROOM)

27'1" x 8'6" (8.26m x 2.59m)

BEDROOM 2

15'7" x 10'3" (4.75m x 3.12m)

WC

BEDROOM 3

15'1" x 10'3" (4.60m x 3.12m)

BEDROOM 4

13'4" x 11'2" (4.06m x 3.40m)

EN-SUITE

SHOWER ROOM

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 E

Portsmouth City Council: BAND E

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.

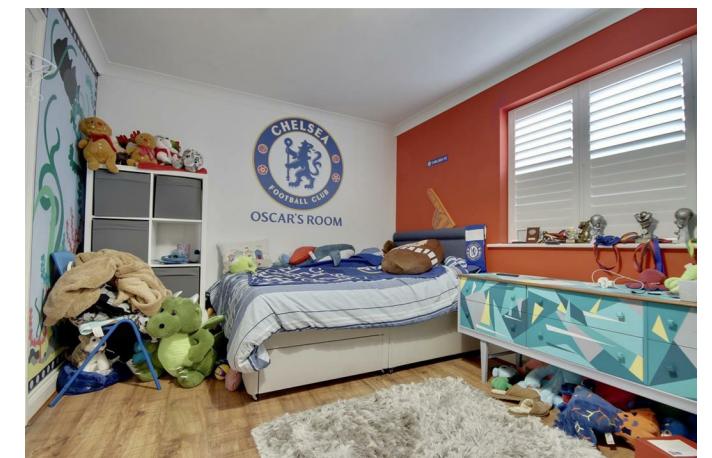
SOLICITOR

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.

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 plus) A			
(81-91) B		78	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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