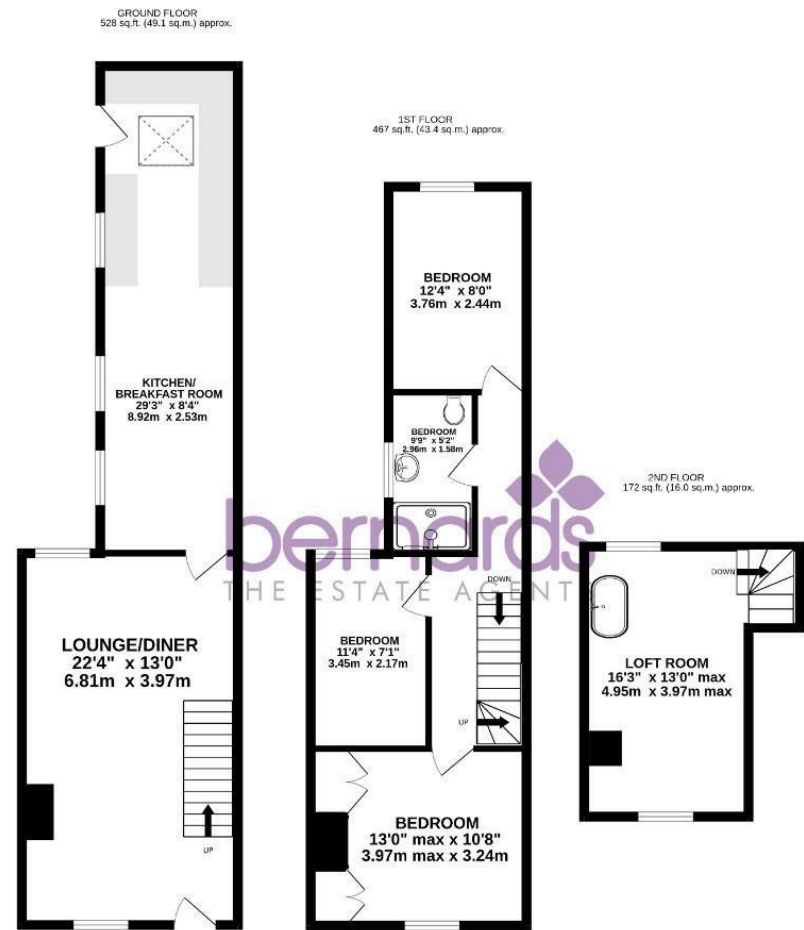


FOR SALE

Guide Price £575,000

Garden Terrace, Southsea PO5 2QP

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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3 Bedrooms, 1 Bathroom, 1 Lounge

HIGHLIGHTS

- ❖ QUIET PRIVATE TERRACE
- ❖ 3 BEDROOMS
- ❖ ADDITIONAL LOFT ROOM
- ❖ LOUNGE / DINER
- ❖ LARGE KITCHEN AREA
- ❖ OUTBUILDING
- ❖ OFF ROAD PARKING
- ❖ BUNDLES OF CHARM
- ❖ GOOD SIZE GARDEN & TERRACE
- ❖ CALL TO VIEW

** CHARMING HOME IN TUCKED AWAY CENTRAL SOUTHSEA LOCATION **

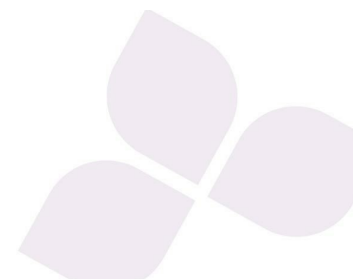
We are thrilled to bring to market this lovely home nestled away in a private pocket of Southsea. Bursting with charm and character, this terraced family home has much to offer.

With only a handful of homes on the terrace, you find yourself in an exclusive part off Southsea yet close to enough to the vibrancy of Marmion Road and central areas. A lovely size front garden greets you and the owners have installed an outbuilding, ideal for homeworkers.

Make your way inside and you find a lovely size lounge diner giving ample space to enjoy as a family. The kitchen breakfast room continues the theme of space and creates a really sociable environment on the ground floor. Upstairs you'll find 3 generous bedrooms on the first floor coupled with a shower room. The loft space had been converted into an additional room and you'll find a claw foot bath which only adds to the appeal.

A wonderful home in a prime location that must be viewed to be appreciated

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

22'4" x 13'0" (6.81m" x 3.96m")

KITCHEN BREAKFAST ROOM

29'3" x 8'4" (8.92m" x 2.54m")

BEDROOM 1

13'0" x 10'8" (3.96m" x 3.25m")

BEDROOM 2

12'4" x 8'0" (3.76m" x 2.44m")

BEDROOM 3

11'4" x 7'1" (3.45m" x 2.16m")

SHOWER ROOM

LOFT ROOM

16'3" x 13'0" (4.95m" x 3.96m")

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.

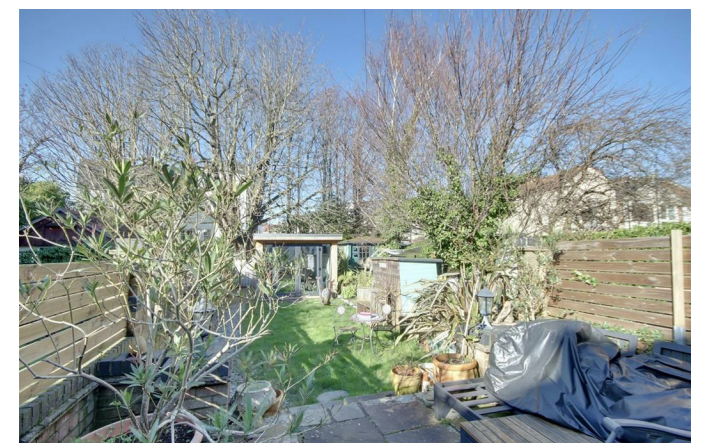
SOLICITOR

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.

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	80
(55-68) D	62
(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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