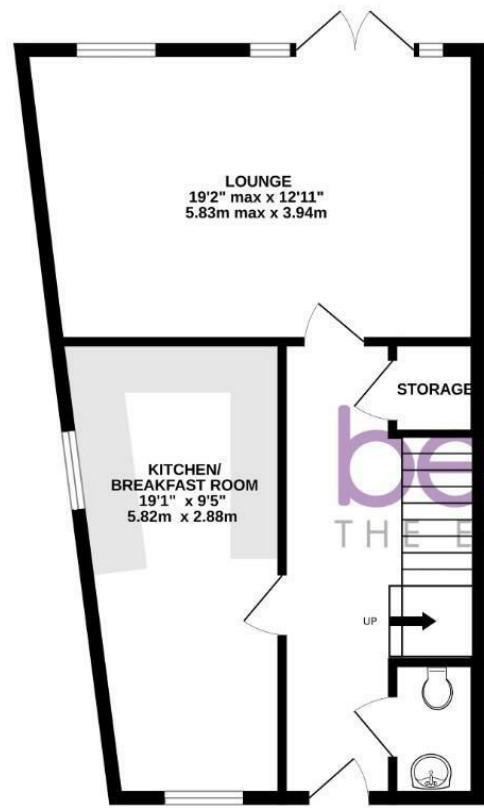
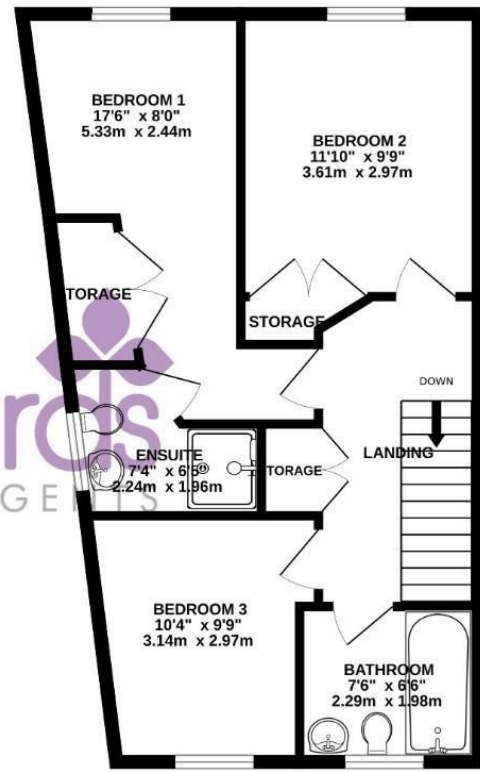


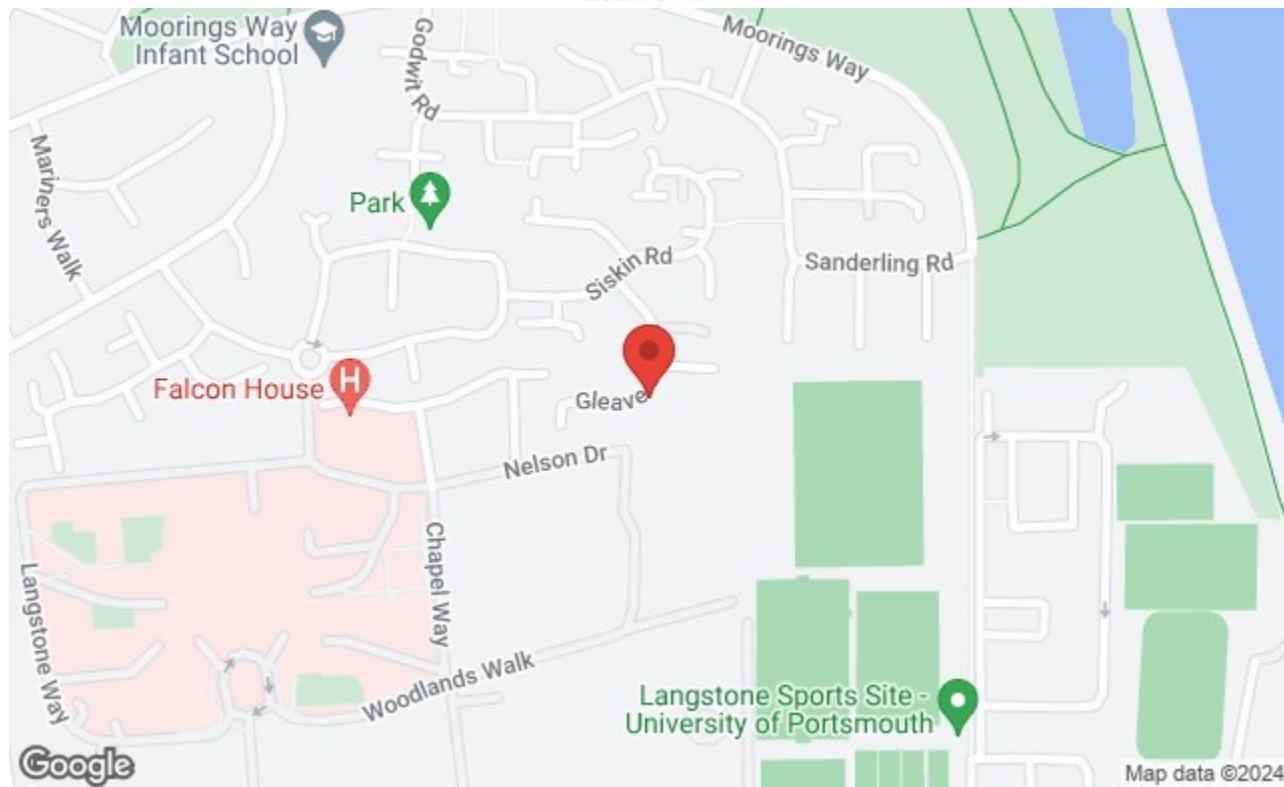
GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
 t: 02392 864 974



£400,000

Gleave Close, Southsea PO4 8FP



HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ 3 BEDROOMS
- ❖ EN-SUITE SHOWER ROOM
- ❖ OFFERED CHAIN FREE
- ❖ ALLOCATED PARKING
- ❖ REQUESTED LOCATION
- ❖ GREAT FAMILY HOME
- ❖ PRIVATE ROAD
- ❖ KITCHEN / DINER
- ❖ CALL TO VIEW

**** CHAIN FREE FAMILY HOME IN HIGHLY REQUESTED LOCATION ****

We are delighted to bring to market this superb end of terraced house in very popular Gleave Close. A wonderful private road tucked away in Milton, this lovely home is offered with no onward chain and comes complete with allocated parking.

The accommodation is generous in size, starting with a well equipped kitchen / diner that has enough space for a good size table and

chairs whilst being fully equipped with integral appliances. The lounge sits at the rear of the property and overlooks a good size garden for a newer home.

On the first floor you'll find 3 good size bedrooms and a family bathroom. The master bedroom comes with an en-suite and some built in space for added convenience. The location is hugely popular with families and couples with it overlooking a lovely green and being a private road. Please call to view at the earliest opportunity

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN / BREAKFAST ROOM

19'1" x 9'5" (5.82m" x 2.87m")

LOUNGE

19'2" x 12'11" (5.84m" x 3.94m")

WC

BEDROOM 1

17'6" x 8'0" max (5.33m" x 2.44m" max)

EN-SUITE SHOWER ROOM

BEDROOM 2

11'10" x 9'9" (3.61m" x 2.97m")

BEDROOM 3

10'4" x 9'9" (3.15m" x 2.97m")

BATHROOM

7'6" x 6'6" (2.29m" x 1.98m")

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 D

Portsmouth City Council: BAND D

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!

PRIVATE ROAD MAINTENANCE CHARGE

Circa £230 every 6 months



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

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