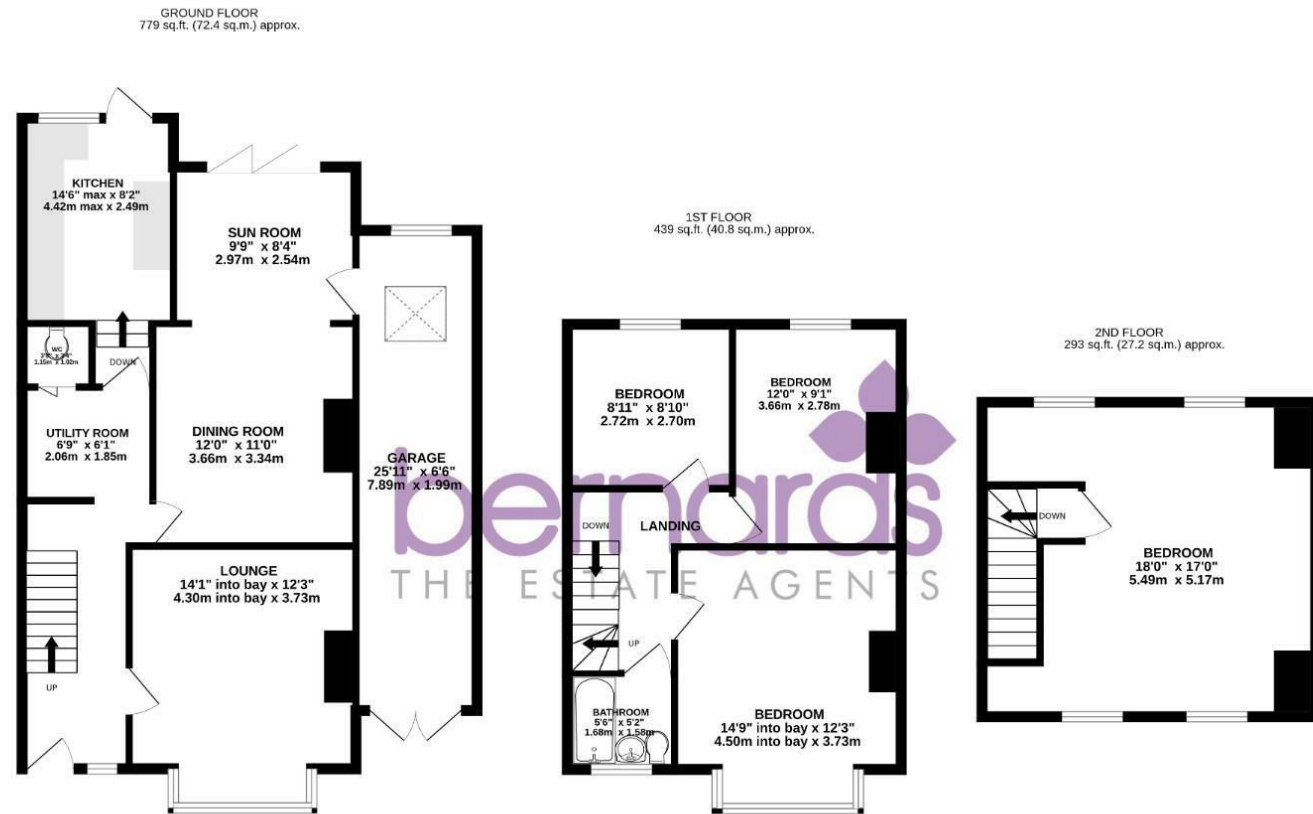


FOR SALE

£400,000

Trevis Road, Southsea PO4 8LY

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 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 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- OVER THREE FLOORS
- GARAGE AND PARKING
- CUL-DE-SAC ROAD
- EXTENDED ACCOMMODATION
- IDEAL FAMILY HOME
- POPULAR LOCATION
- UTILITY & WC
- CALL TO VIEW

** EXTENDED SEMI DETACHED HOME IN PRIME MILTON LOCATION **

We are thrilled to bring to market this wonderful family home in a requested road in Milton. Tucked away and offering both OFF ROAD PARKING and GARAGE, this great property has been extended up and out over time to create an abundance of space for the next lucky owner.

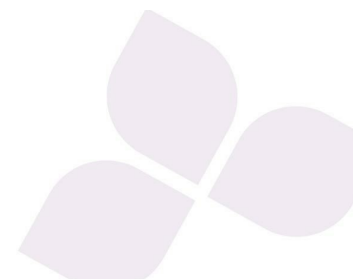
On the ground floor, you'll find a separate lounge at the front of the home coupled with a dining room that extends into a lovely sun room. This offers two sociable areas to set up as you wish. The original kitchen has

been turned into a utility space with WC and the extension houses the current kitchen space.

Over the first and second floors you will find four bedrooms, all generous in size. This offers plenty of space to set up as you wish, whether they are all set up as bedrooms or you have the need for a home office space.

The location is superb with it being tucked away. There are some good schools close by and great access back into Southsea and Portsmouth. There are some family friendly parks and dog walks close by making this an ideal choice for the growing family.

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

GROUND FLOOR

LOUNGE

14'1" x 12'3" (4.29m x 3.73m")

DINING ROOM

12'0" x 11'0" (3.66m x 3.35m")

SUN ROOM

9'9" x 8'4" (2.97m x 2.54m")

UTILITY ROOM

6'9" x 6'1" (2.06m x 1.85m")

WC

KITCHEN

14'6" x 8'2" (4.42m x 2.49m")

1ST FLOOR

BEDROOM 1

14'9" x 12'3" (4.50m x 3.73m")

BEDROOM 2

12'0" x 9'1" (3.66m x 2.77m")

BEDROOM 3

8'11" x 8'10" (2.72m x 2.69m")

BATHROOM

5'6" x 5'2" (1.68m x 1.57m")

2ND FLOOR

BEDROOM 4

18'0" x 17'0" max (5.49m x 5.18m max)

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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
47	59
EU Directive 2002/91/EC	
England & Wales	

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