

FOR SALE

£375,000

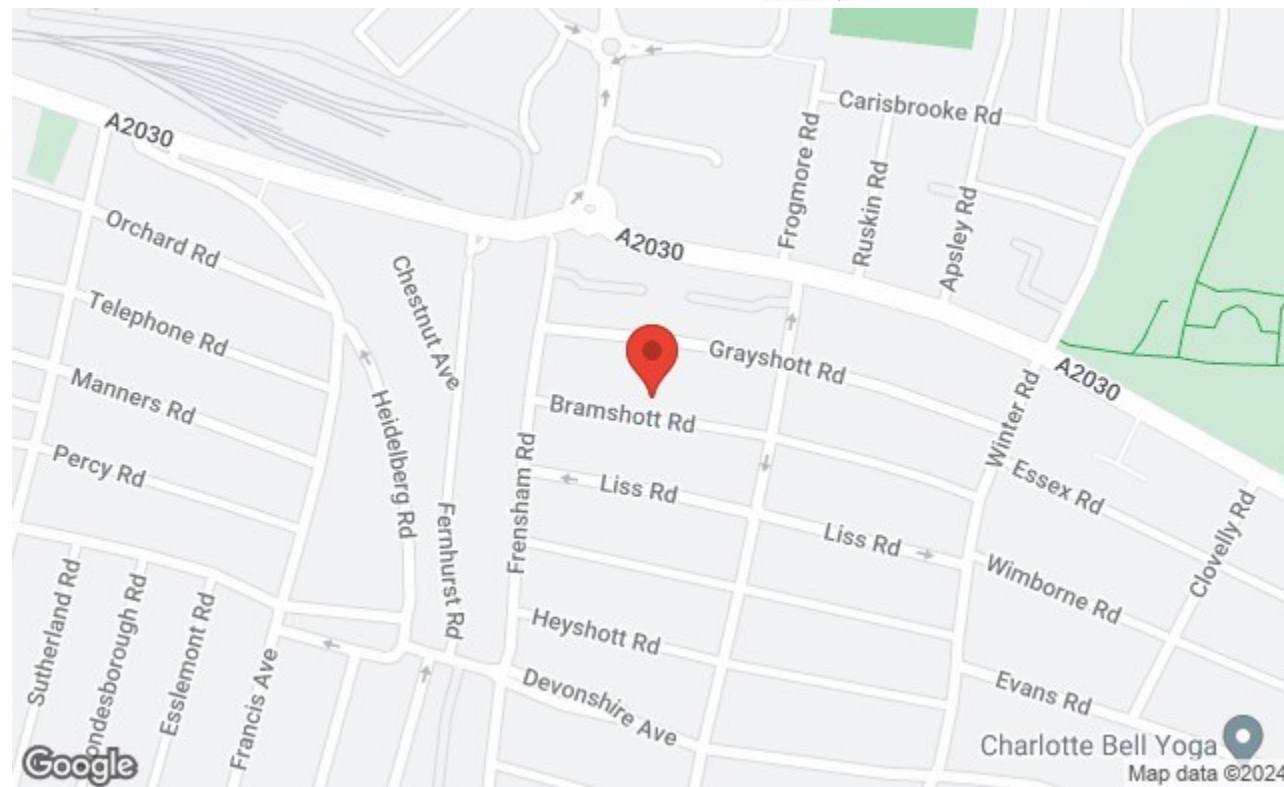
Bramshott Road, Southsea PO4 8AN

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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 misstatement. 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 62024



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### HIGHLIGHTS

- TERRACED HOUSE
- 4 BEDROOMS
- FIRST FLOOR BATHROOM
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- LOW MAINTENANCE GARDEN
- GREAT FAMILY HOME
- POPULAR LOCATION
- BASEMENT
- CALL TO VIEW

\*\* SPACIOUS FAMILY HOME IN POPULAR RESIDENTIAL LOCATION IN SOUTHSEA \*\*

We are delighted to offer for sale this great family home in requested Bramshott Road. Built in 1906 and originally for the builder himself, this is a rare example of a traditionally built four bedroom home offering an abundance of space.

On the ground floor you will find a separate lounge at the front of the home giving a more formal space to be enjoyed. The middle reception room opens up into the kitchen giving a more sociable arrangement that then spills into the garden when the sun shines. A

downstairs WC is ideal if you're entertaining and then don't need to come back through the house.

On the first floor you'll find four well proportioned rooms and a family bathroom giving all you need whether you set all four rooms as bedrooms or make one a home office space. An additional basement area offers further room for storage.

The location is super convenient with a short distance to the seafront, the Pompey Centre close by as well as schools and parks for the family. A great home that is sure to grab your interest.

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

- BASEMENT**  
19'0" x 14'1" (5.79m" x 4.29m")
- LOUNGE**  
15'1" x 10'9" (4.60m" x 3.28m")
- DINING ROOM**  
13'0" x 11'8" (3.96m" x 3.56m")
- KITCHEN**  
9'8" x 9'0" (2.95m" x 2.74m")
- WC**

- BEDROOM 1**  
13'10" x 9'8" (4.22m" x 2.95m")
- BEDROOM 2**  
13'1" x 8'11" (3.99m" x 2.72m")
- BEDROOM 3**  
12'11" x 8'8" (3.94m" x 2.64m")
- BEDROOM 4**  
13'1" x 6'9" (3.99m" x 2.06m")
- BATHROOM**  
9'3" x 5'1" (2.82m" x 1.55m")

## 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
	82
	66

Very energy efficient - lower running costs  
(82-91) A  
(69-81) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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