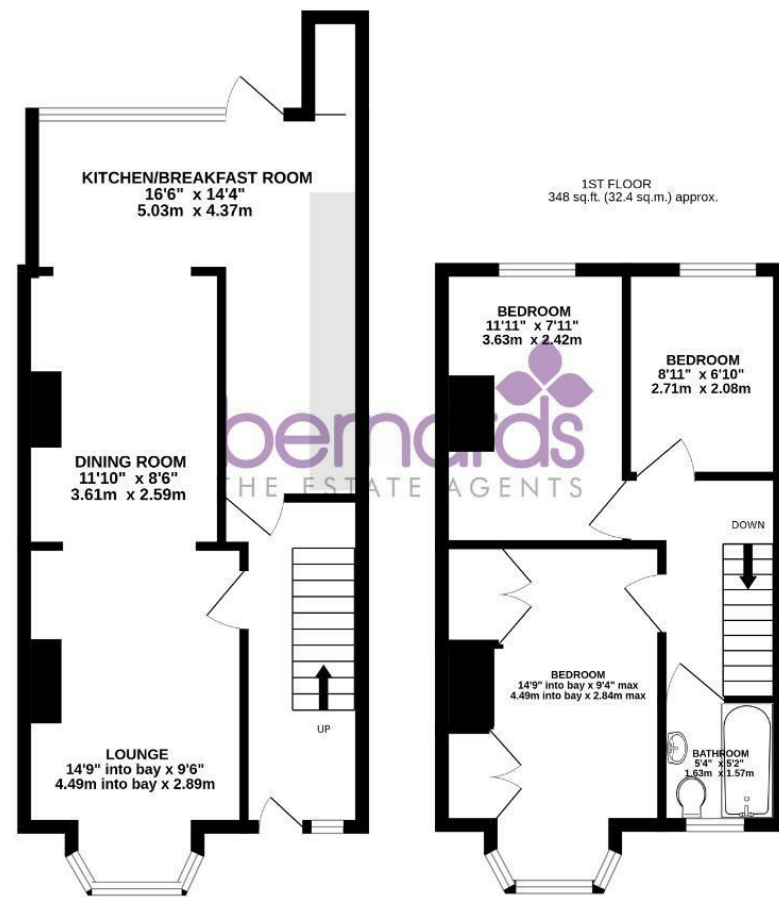


GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.



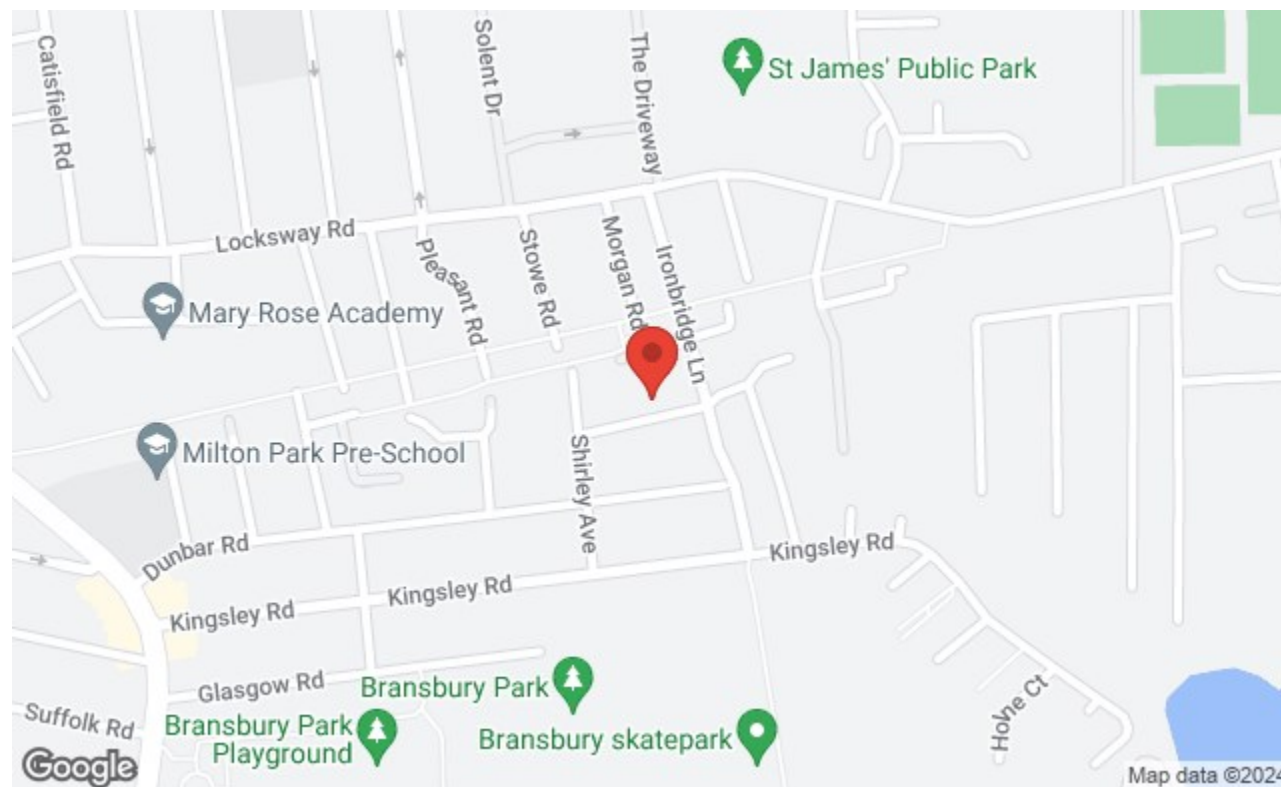
TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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FOR SALE

£325,000

Berney Road, Southsea PO4 8HG

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ IMPRESSIVE FAMILY HOME
- ❖ THREE BEDROOM TERRACED
- ❖ DOUBLE BAY-FRONTED
- ❖ FORECOURT
- ❖ DOWNSTAIRS TOILET
- ❖ OPEN PLAN
- ❖ PRIVATE GARDEN
- ❖ WELL PRESENTED
- ❖ MODERN THROUGHOUT
- ❖ SOUGHT AFTER LOCATION

** IMPRESSIVE THREE BEDROOM TERRACED HOUSE **

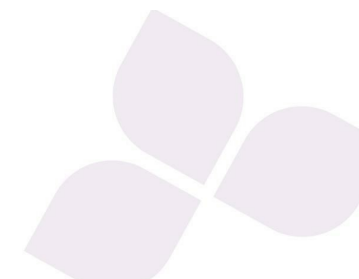
We are delighted to welcome this three bedroom, double bay-fronted terraced house in the brilliantly located Berney Road. Situated within walking distance of Bransbury Park and Eastney Village, this is an opportunity not to be missed.

Internally the property flows beautifully. The ground floor consists of a bay-fronted lounge opened completely through to the

kitchen/dining area at the rear, which steps out to the well presented private garden. Moving upstairs you will find a single bedroom accompanied by two good size double bedrooms, with the master boasting built in wardrobes and a bay window.

This fantastic family home has plenty to offer and sits in a well sought after area. Viewing is highly advised to appreciate the opportunity.

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
14'8" x 9'5" (4.49 x 2.89)

DINING ROOM
11'10" x 8'5" (3.61 x 2.59)

KITCHEN/BREAKFAST ROOM
16'6" x 14'4" (5.03 x 4.37)

BEDROOM
14'8" x 9'3" (4.49 x 2.84)

BEDROOM
11'10" x 7'11" (3.63 x 2.42)

BEDROOM
8'10" x 6'9" (2.71 x 2.08)

BATHROOM
5'4" x 5'1" (1.63 x 1.57)

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

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!

COUNCIL TAX BAND C

Portsmouth City Council: £1137.00
Police & Crime Commissioner: £147.08
Combined Fire Authority: £56.75
Total: £1340.83

OFFER CHECK PROCEDURE -

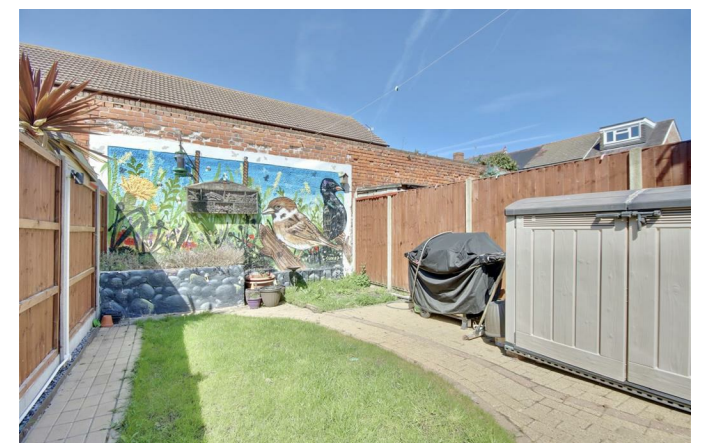
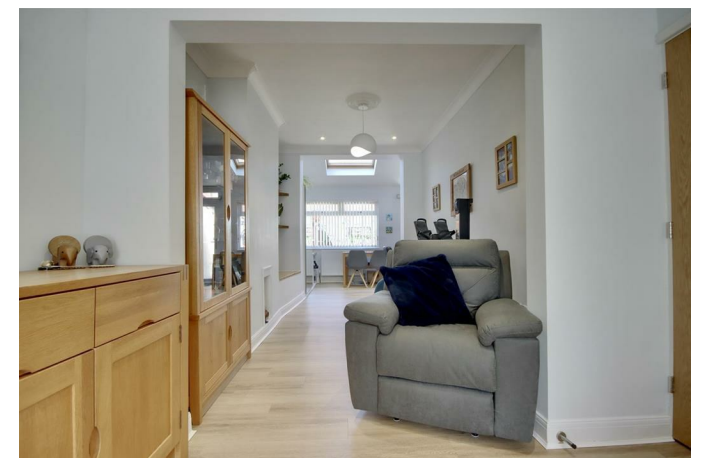
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(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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