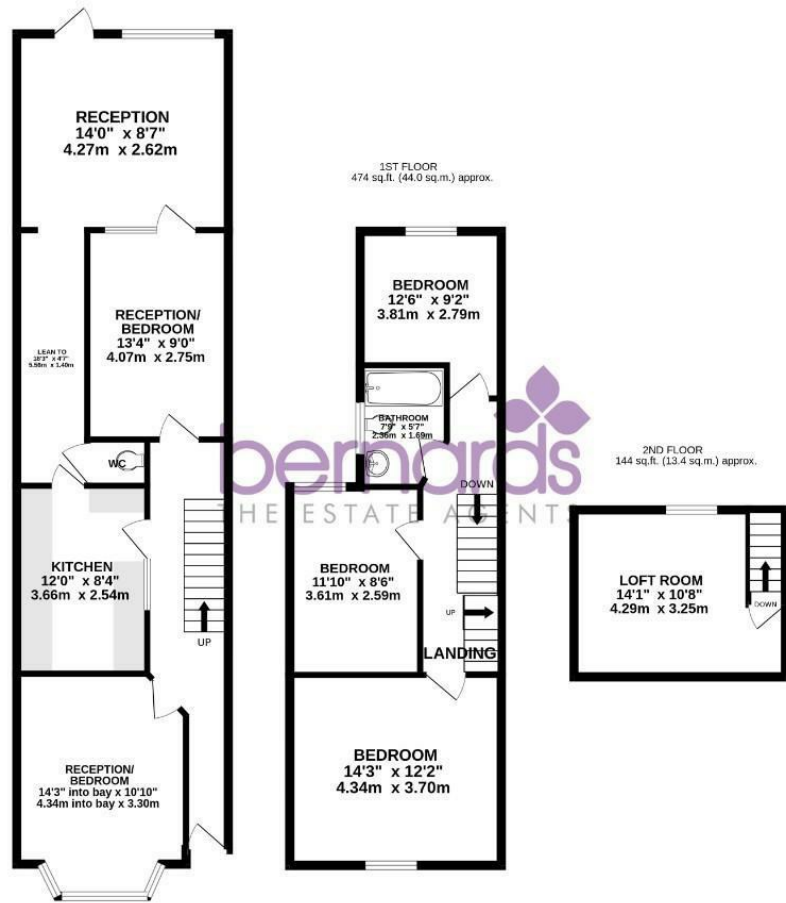
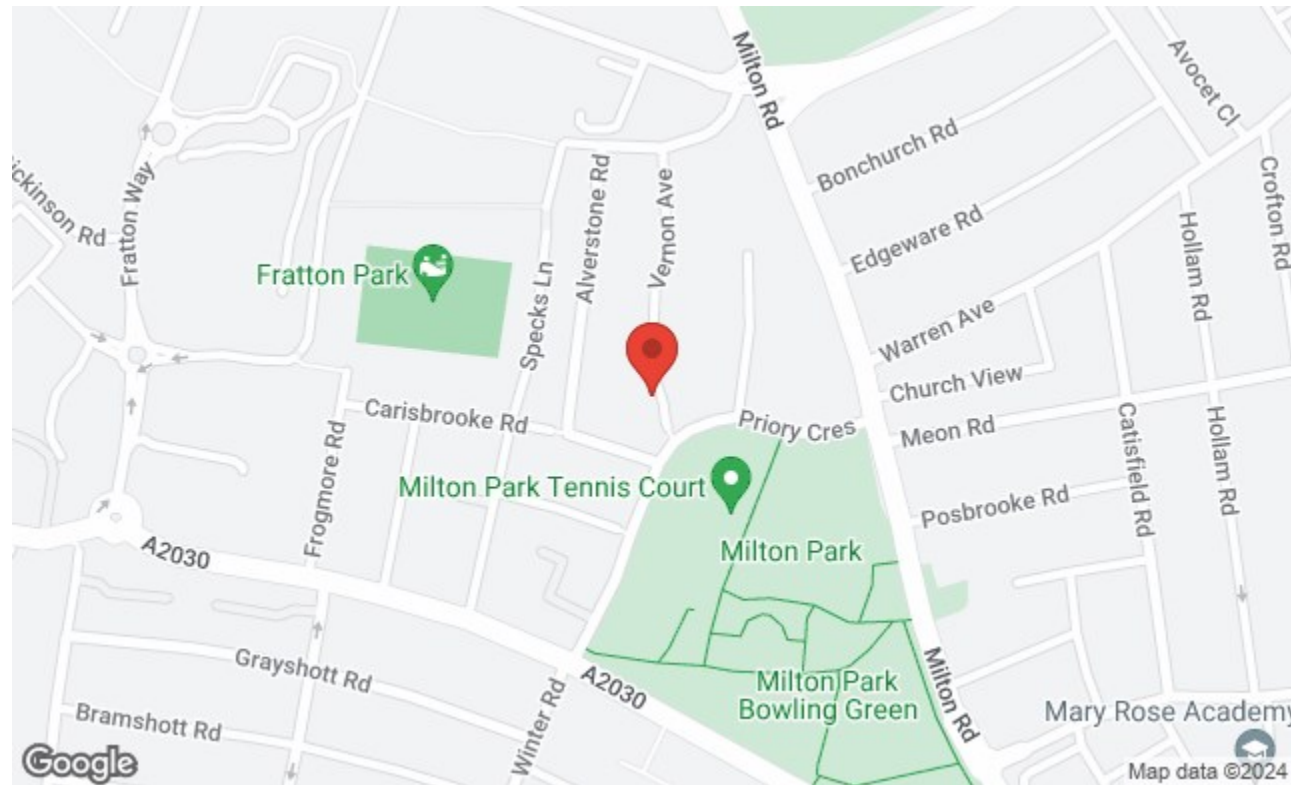


GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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



£325,000

Vernon Avenue, Southsea PO4 8SA



HIGHLIGHTS

- ❖ CENTRAL SOUTHSEA
- ❖ LOFT ROOM
- ❖ THREE DOUBLE BEDROOMS
- ❖ BAY-FRONTED
- ❖ FORECOURT
- ❖ CUL-DE-SAC
- ❖ EXTENDED
- ❖ FAMILY HOME
- ❖ WEST FACING GARDEN
- ❖ CALL TO VIEW

*** THREE DOUBLE BEDROOMS WITH LOFT ROOM ***

We are pleased to bring to the market this spacious semi-detached property in Vernon Avenue, in Central Southsea.

Upon entering the property you are greeted by a welcoming entrance hallway, off which you have a modern lounge with a bay window flooding the room with light. Moving through, there is an additional reception room, which ideally functions as a dining room.

The kitchen is towards the rear of the property, and includes ample room for a breakfast bar. The property has been further extended at the back ready for a new buyer to make their own space.

The rear garden is an excellent sun trap and is great family space.

Upstairs there are three bedrooms all of which are bright and airy, with the bathroom completing the first floor. The current owner has further extended into the loft, adding space for a potential fourth bedroom or office space.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
14'2" x 10'9" (4.34 x 3.3)

DINING ROOM
13'4" x 9'0" (4.07 x 2.75)

RECEPTION ROOM
14'0" x 8'7" (4.27 x 2.62)

KITCHEN
8'3" x 12'0" (2.54 x 3.66)

BEDROOM
14'2" x 12'1" (4.34 x 3.70)

BEDROOM
11'10" x 8'5" (3.61 x 2.59)

BEDROOM
12'5" x 9'1" (3.81 x 2.79)

BATHROOM
7'8" x 5'6" (2.36 x 1.69)

LOFT ROOM
14'0" x 10'7" (4.29 x 3.25)

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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