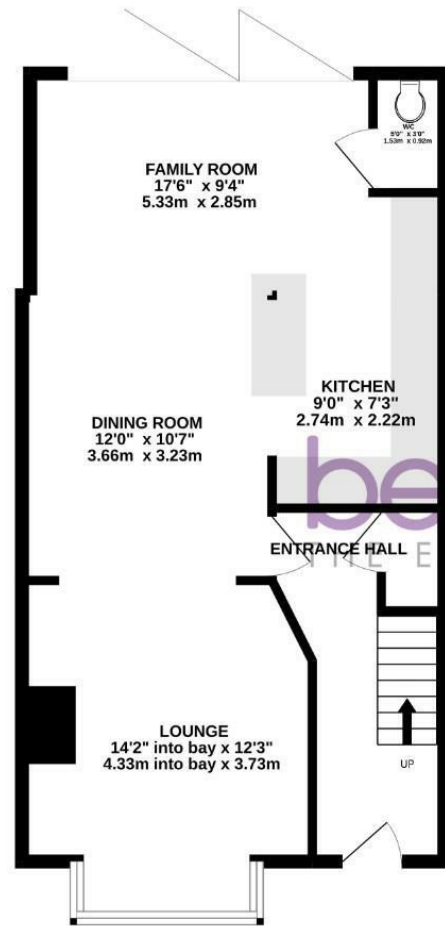
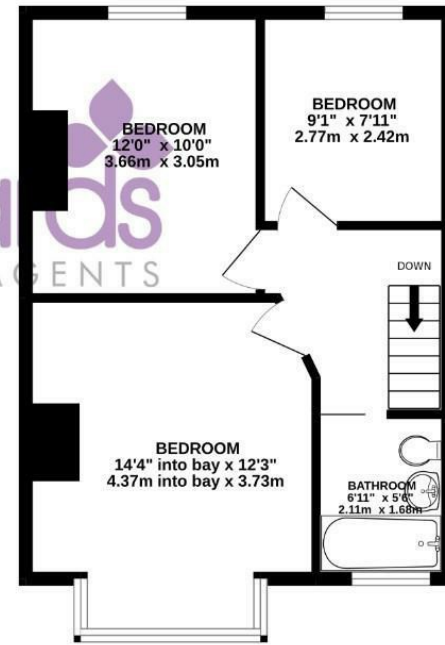


GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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



**FOR SALE**

£400,000

Locksway Road, Southsea PO4 8LF

**bernards**  
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 3 living areas

## HIGHLIGHTS

- ❖ STUNNING FAMILY HOME
- ❖ END-OF-TERRACE
- ❖ FULLY REFURBISHED
- ❖ HIGH END FINISH
- ❖ OPEN PLAN LIVING
- ❖ OVERLOOKING FIELDS
- ❖ IDEAL FOR FAMILIES
- ❖ BEAUTIFUL GARDEN
- ❖ REQUESTED LOCATION
- ❖ A MUST VIEW

**\*\* STUNNING FAMILY HOME IN HIGHLY REQUESTED LOCATION \*\***

We are delighted to offer for sale this wonderful family home situated in Locksway Road. Having undergone significant updating in recent times, the owners have created a special abode that is ready to move straight in to.

The moment you step inside you will see that no expense has been spared. The stairwell has recently been replaced with a lovely glass finish giving a great first impression. The main reception space runs the length of the home with a lovely size lounge / dining / kitchen arrangement that works so well. With Bi-Fold doors into the recently landscaped rear garden, this is a

stunning residence.

On the first floor you will find 3 bedrooms and a family bathroom, complimented by the WC that has been implemented within the extension on the ground floor. The finish throughout is fabulous and the owner has the option to offer the property CHAIN FREE if required.

The location is hugely popular with it being close to good schools, parks for dog walks, some popular local public houses and offering great links to Southsea and Portsmouth. It is arguably one of the easier areas to park a car with homes largely only situated on one side of the road. A super opportunity that must be viewed to be appreciated.

Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

12'3" x 14'3" into bay (3.73m x 4.34m into bay)

## DINING ROOM

10'7" x 12' (3.23m x 3.66m)

## KITCHEN

7'3" x 9' (2.21m x 2.74m)

## FAMILY ROOM

17'6" x 9'4" (5.33m x 2.84m)

## W.C

5' x 3' (1.52m x 0.91m)

## BEDROOM ONE

12'3" x 14'4" into bay (3.73m x 4.37m into bay)

## BEDROOM TWO

10' x 12' (3.05m x 3.66m)

## BEDROOM THREE

9'1" x 7'11" (2.77m x 2.41m)

## BATHROOM

5'6" x 6'11" (1.68m x 2.11m)

## 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

## OFFER CHECK PROCEDURE -

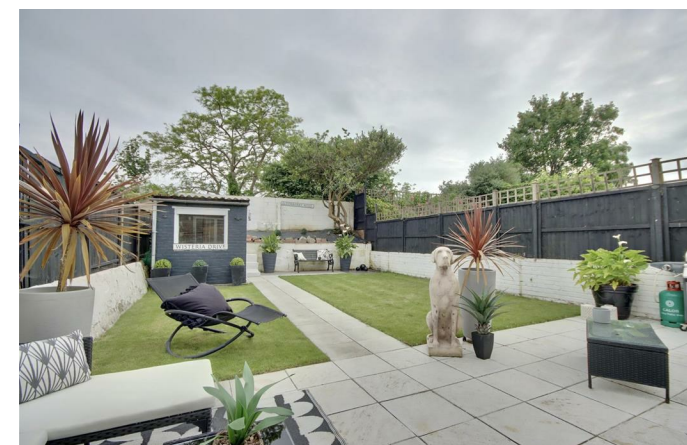
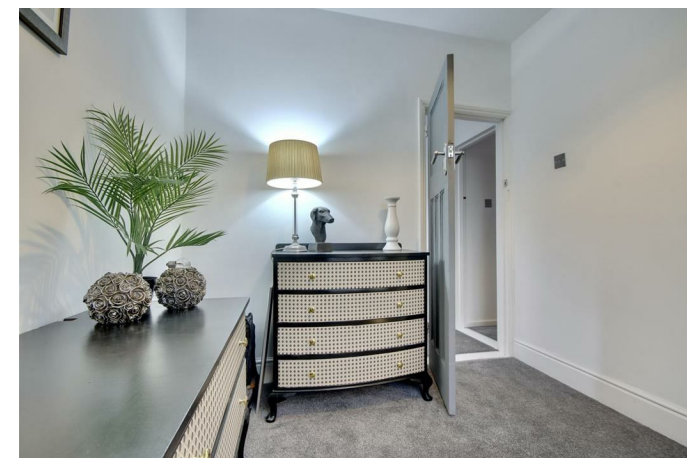
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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 (82-91) <b>A</b>	<b>82</b>
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(44-54) <b>D</b>	
(39-43) <b>E</b>	
(29-38) <b>F</b>	
(1-28) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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