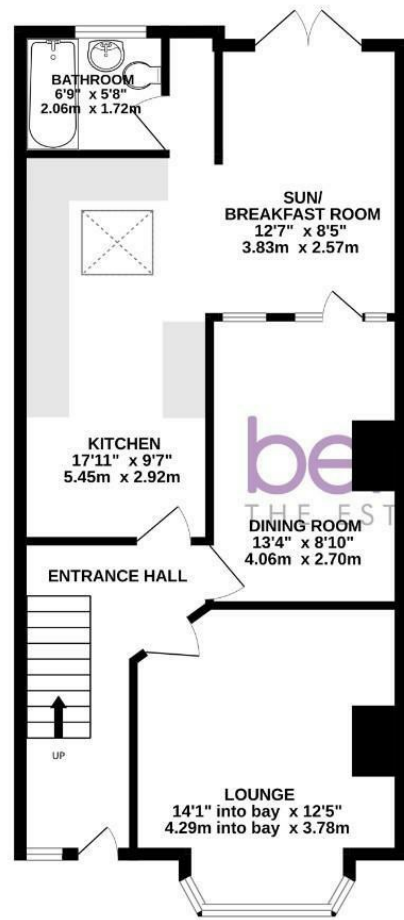
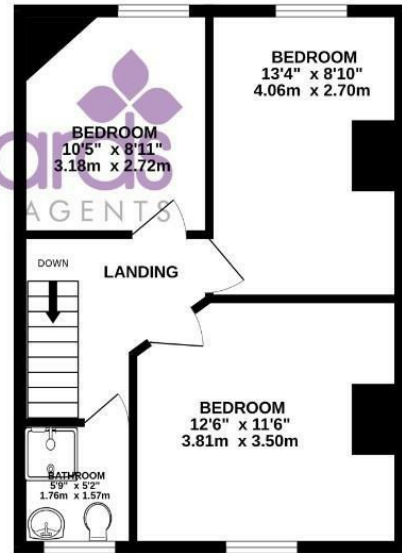


GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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



£320,000

Warren Avenue, Southsea PO4 8PX



3 bedrooms, 2 bathrooms, null

## HIGHLIGHTS

- TERRACED HOUSE
- THREE BEDROOMS
- 3 RECEPTION ROOMS
- EXTENDED ACCOMMODATION
- TWO BATHROOMS
- LOW MIANTENACE GARDEN
- REQUESTED LOCATION
- IDEAL FAMILY HOME
- GOOD SIZE ROOMS
- CALL TO VIEW

**\*\* EXTENDED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION \*\***

We are delighted to offer for sale this great size family home in Milton. Extended over time, this house offers that perfect blend of good size rooms in a really popular location.

On the ground floor you will find two reception rooms to be used as a lounge and dining area if you wish. The kitchen is an exceptional size room and opens up into a

lovely bright sun room which is going to be the backdrop of many a family get together. A downstairs bathroom completes the set.

On the first floor you will find 3 good size bedrooms as well as a further shower room, ideal if you have a family in tow.

The location is always popular with good schooling, some parks close by for dog walks and for the children to let off steam with good access to Southsea and central areas. A super home that must be viewed

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





# PROPERTY INFORMATION

## LOUNGE

14'1" x 12'5" (4.29m" x 3.78m")

## DINING ROOM

13'4" x 8'10" (4.06m" x 2.69m")

## KITCHEN

17'11" x 9'7" (5.46m" x 2.92m")

## SUN / BREAKFAST ROOM

12'7" x 8'5" (3.84m" x 2.57m")

## BATHROOM

6'9" x 5'8" (2.06m" x 1.73m")

## BEDROOM 1

12'6" x 11'6" (3.81m" x 3.51m")

## BEDROOM 2

13'4" x 8'10" (4.06m" x 2.69m")

## BEDROOM 3

10'5" x 8'11" (3.18m" x 2.72m")

## SHOWER ROOM

## 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) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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