

Offers In Excess Of £375,000

Warren Avenue, Southsea PO4 8PP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ FOUR BEDROOMS
- ❖ THROUGH LOUNGE DINER
- ❖ DOWNSTAIRS WC
- ❖ INTEGRAL GARAGE
- ❖ OWN DRIVE
- ❖ OFFERED CHAIN FREE
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**\*\* SEMI DETACHED FAMILY HOME WITH GARAGE AND PARKING \*\***

We are delighted to offer for sale this well appointed family home in Warren Avenue, Southsea. Offered CHAIN FREE and coming with both GARAGE & PARKING, this good size home is sure to attract interest.

On the ground floor you will find a through lounge diner, kitchen and WC. On the first floor are four

bedrooms and a family bathroom. The rear garden is in keeping with the size of the house whilst the position is really popular with families with good schooling, lots of green areas and good access links in and out of the city.

A super home that has proved to be a great investment over time and is now ready for the next family to enjoy for years to come. Please call to view

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## INTEGRAL GARAGE

16'7" x 8'1" (5.05m" x 2.46m")

## LOUNGE DINER

26'10" x 9'10" (8.18m" x 3.00m")

## KITCHEN

9'11" x 8'7" (3.02m" x 2.62m")

## DOWNSTAIRS WC

## BEDROOM 1

10'11" x 10'2" (3.33m" x 3.10m")

## BEDROOM 2

10'2" x 8'10" (3.10m" x 2.69m")

## BEDROOM 3

8'10" x 7'11" (2.69m" x 2.41m")

## BEDROOM 4

8'10" x 6'2" (2.69m" x 1.88m")

## FAMILY BATHROOM

6'9" x 6'7" (2.06m" x 2.01m")

## 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.

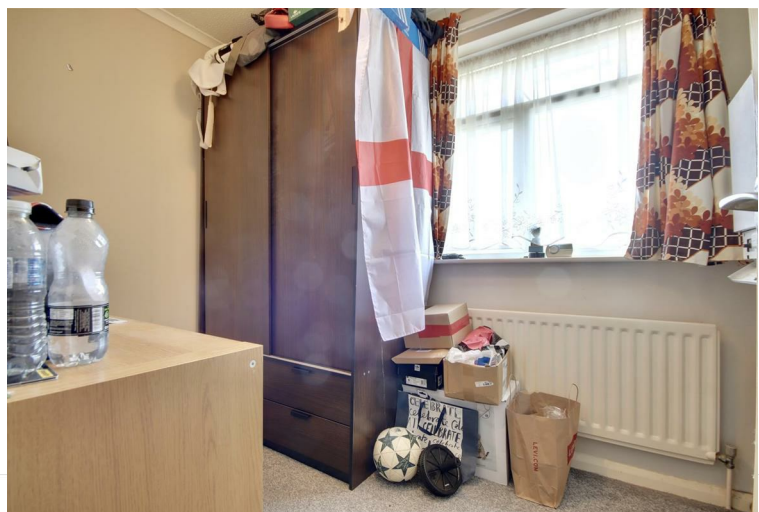
## Solicitor

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.

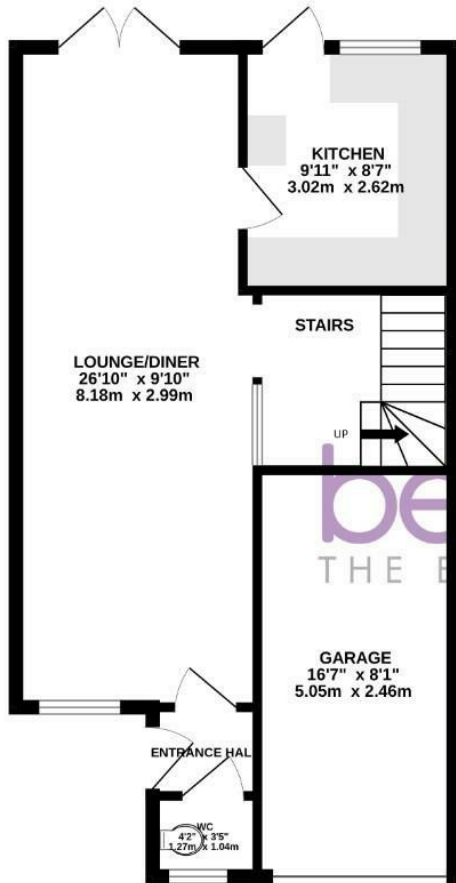
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



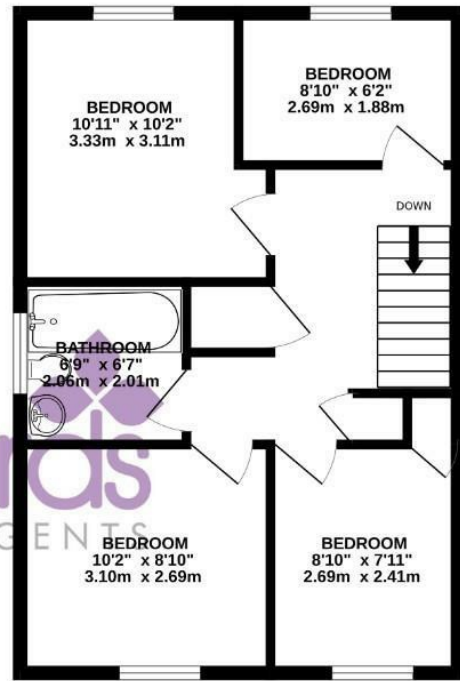
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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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