

FOR SALE

£475,000

Gritanwood Road, Southsea PO4 9JR

bernards THE ESTATE AGENTS



4 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- GREAT SIZE FAMILY HOME
- OVER 3 FLOORS
- SEMI DETACHED HOUSE
- LARGE CORNER PLOT
- PARKING AND GARAGE
- 4 BEDROOMS
- REQUESTED LOCATION
- WRAP AROUND GARDENS
- SUPERB OPPORTUNITY
- CALL TO VIEW

** CORNER PLOT FAMILY HOME IN REQUESTED EASTNEY LOCATION **

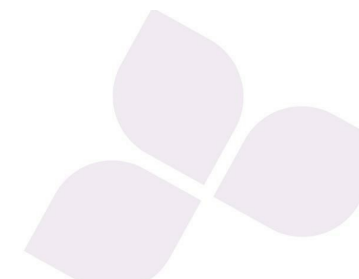
We are delighted to bring to market this exceptional size family home in Eastney. Occupying a generous corner plot and having been extended over time, this home has an abundance of living and outside space that a family can grow into over many years.

The accommodation can be found over three floors and comprises a lovely through lounge diner, good

size kitchen and downstairs WC. On the first floor you'll find 3 double bedrooms and a family bathroom with a further double bedroom on the 2nd floor. There is a huge amount of space to be used as you see fit and is ideal if you have a family in tow.

The location is highly requested with it being particularly popular with families. You have a short walk to Bransbury Park whilst also great access to the seafront. A superb home that is sure to attract a lot of interest.

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

17'2" x 11'7" (5.23m" x 3.53m")

DINING ROOM

11'3" x 10'5" (3.43m" x 3.18m")

KITCHEN

17'1" x 12'4" (5.21m" x 3.76m")

DOWNSTAIRS WC

BEDROOM 1

12'11" x 11'7" (3.94m" x 3.53m")

BEDROOM 2

11'2" x 10'5" (3.40m" x 3.18m")

BEDROOM 3

11'10" x 8'11" (3.61m" x 2.72m")

FAMILY BATHROOM

7'9" x 6'1" (2.36m" x 1.85m")

BEDROOM 4

16'3" x 9'0" (4.95m" x 2.74m")

GARAGE

18'11" x 8'4" (5.77m" x 2.54m")

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.

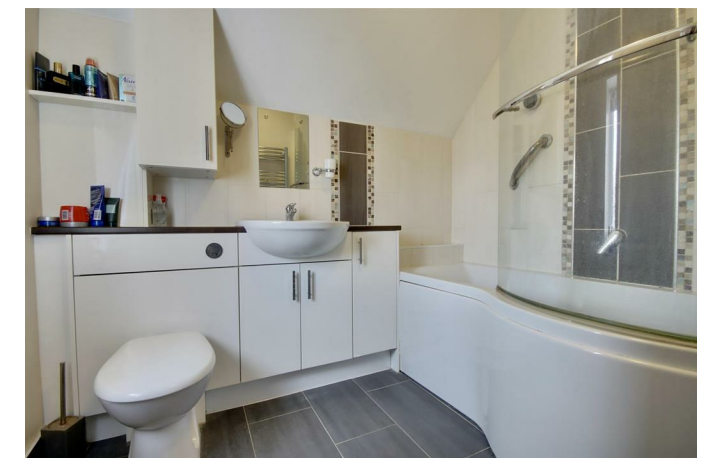
SOLICITOR

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) 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	
EU Directive 2002/91/EC	
England & Wales	

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