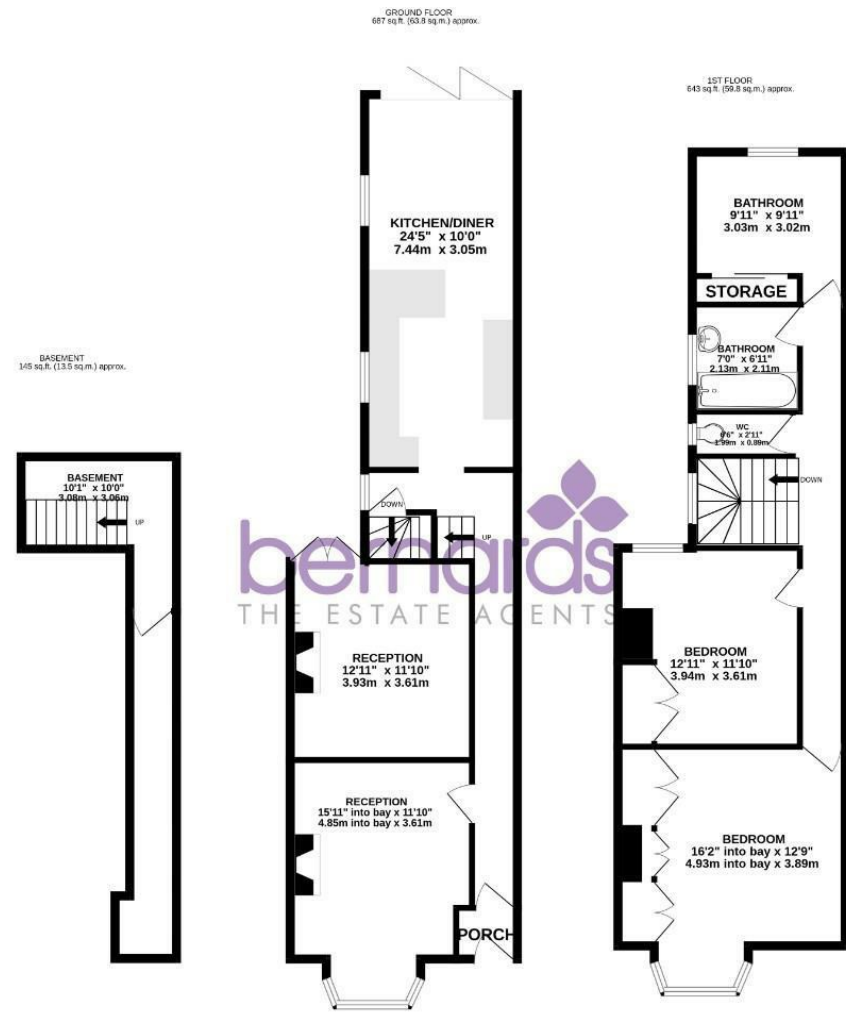


FOR SALE

Asking Price £400,000

Lawrence Road, Southsea PO5 1NY

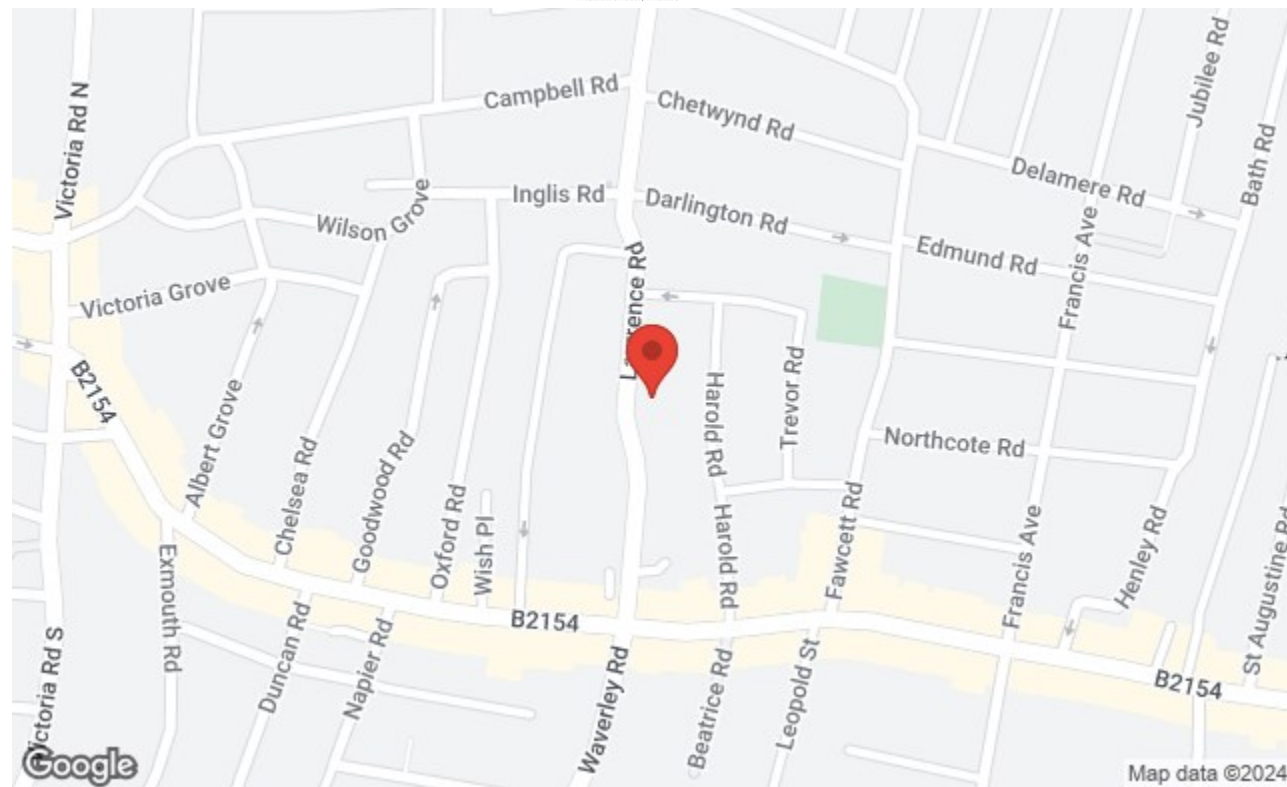
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1476 sq ft. (137.1 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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## HIGHLIGHTS

- ❖ STUNNING FAMILY HOME
- ❖ TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ LOVELY KITCHEN DINER
- ❖ FIRST FLOOR BATHROOM
- ❖ PERIOD FEATURES
- ❖ WONDERFUL FINISH
- ❖ IDEAL FAMILY HOME
- ❖ CENTRAL LOCATION

**\*\* STUNNING FAMILY HOME IN POPULAR CENTRAL LOCATION \*\***

This fabulous double day and forecourt period home in Lawrence Road has much to boast. Offering lovely space and superb finish, the layout and accommodation is ideal for a family to move into and grow overtime.

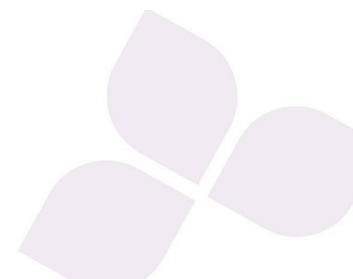
As you step inside, you'll find flexibility on the ground floor with how you use the rooms. The two first reception rooms are similar in size and both offer a nice space to be enjoyed as a lounge, dining room, family room or something similar. The home opens up further to the rear with a fabulous size kitchen that can comfortably

accommodate a good size dining table with patio doors leading into the garden. There is the added bonus of a cellar space

On the first floor you are greeted by 3 bedrooms of a good size, making this ideal for a family with children. The first floor bathroom is also impressive giving you everything you need and more.

The location is superb with it being so central and convenient. Being just off Albert Road, you have the vibrant scene on your doorstep whilst the sea front is a nice walk or short drive away. A fabulous house that needs to be viewed to be appreciated.

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



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www.bernardsestates.co.uk



# PROPERTY INFORMATION

## CELLAR

**LOUNGE**  
15'10" x 11'10" (4.85 x 3.61)

**DINING ROOM**  
12'10" x 11'10" (3.93 x 3.61)

**KITCHEN / BREAKFAST ROOM**  
24'4" x 10'0" (7.44 x 3.05)

**BEDROOM 1**  
16'2" x 12'9" (4.93 x 3.89)

**BEDROOM 2**  
12'11" x 11'10" (3.94 x 3.61)

**BEDROOM 3**  
9'11" x 9'10" (3.03 x 3.02)

**BATHROOM**  
6'11" x 6'11" (2.13 x 2.11)

## 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	75
(55-68) D	64
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs	
(1-20) G	
EU Directive 2002/91/EC	
England & Wales	



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