

£320,000

Posbrooke Road, Southsea PO4 8JJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ THREE BEDROOM HOUSE
- ◆ IDEAL FIRST TIME BUY
- ◆ CHAIN FREE
- ◆ CONSERVATORY/UTILITY ROOM
- ◆ DOWNSTAIRS TOILET
- ◆ BAY FRONTED LOUNGE
- ◆ FORECOURT
- ◆ TERRACED HOUSE
- ◆ CLOSE TO PARKS
- CLOSE TO SHOPS

**** IDEAL FIRST TIME BUY ** CHAIN FREE ****

We are pleased to welcome new to the market this attractive three bedroom terraced house in the quiet Posbrooke Road, Milton. Located in walking distance of Eastney Village and three local parks, this home sits in a wonderful spot for first time buyers or a young family.

The ground floor offers space in abundance, with a bay fronted lounge

opened through to a convenient dining room. Moving past the downstairs WC under the stairs you will find an extra reception/breakfast room, kitchen and conservatory/utility room leading out to a generously sized garden. Upstairs holds three double bedrooms and the family bathroom.

Offered chain free and presenting a wonderful opportunity to all buyers looking for a new home in Milton, we strongly recommend viewing to appreciate what is on offer.

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





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PROPERTY INFORMATION

LOUNGE

14'1" x 11'3" (4.3 x 3.43)

DINING ROOM

14'6" x 9'1" (4.44 x 2.79)

BREAKFAST ROOM

11'3" x 7'8" (3.45 x 2.36)

KITCHEN

8'11" x 6'7" (2.72 x 2.03)

CONSERVATORY/UTILITY

8'11" x 8'11" (2.74 x 2.72)

WC

5'5" x 2'5" (1.67 x 0.74)

BEDROOM

12'0" x 11'2" (3.68 x 3.42)

BEDROOM

14'6" x 9'3" (4.44 x 2.82)

BEDROOM

11'3" x 7'8" (3.45 x 2.36)

BATHROOM

5'8" x 5'6" (1.75 x 1.68)

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

Portsmouth City Council: £1137.00
Police & Crime Commissioner: £147.08
Combined Fire Authority: £56.75
Total: £1340.83

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

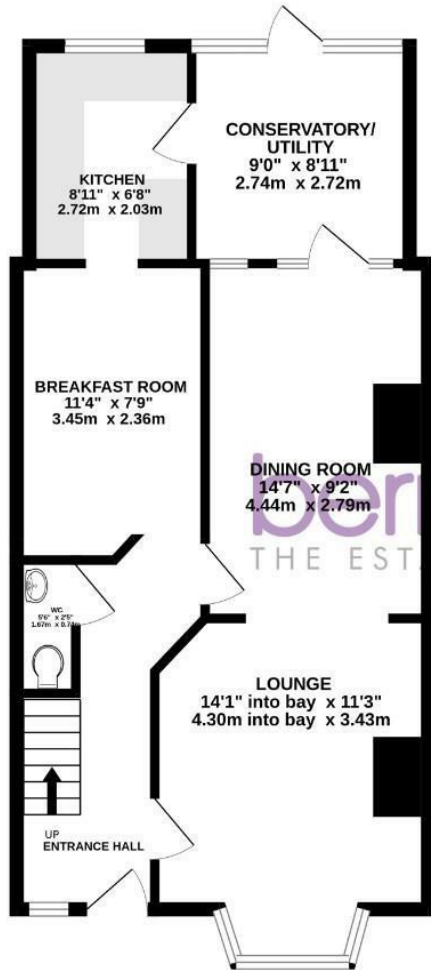
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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.



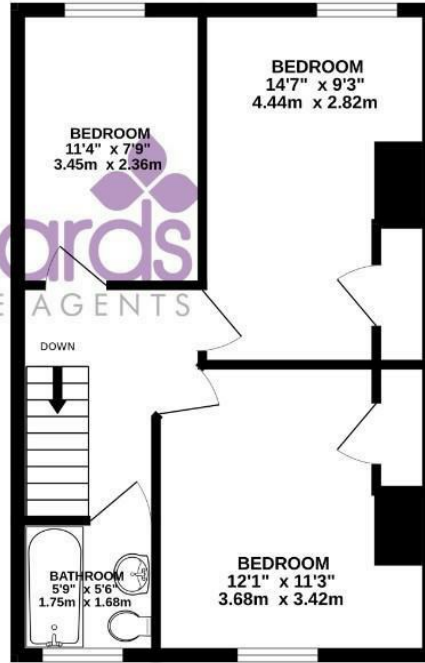
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.

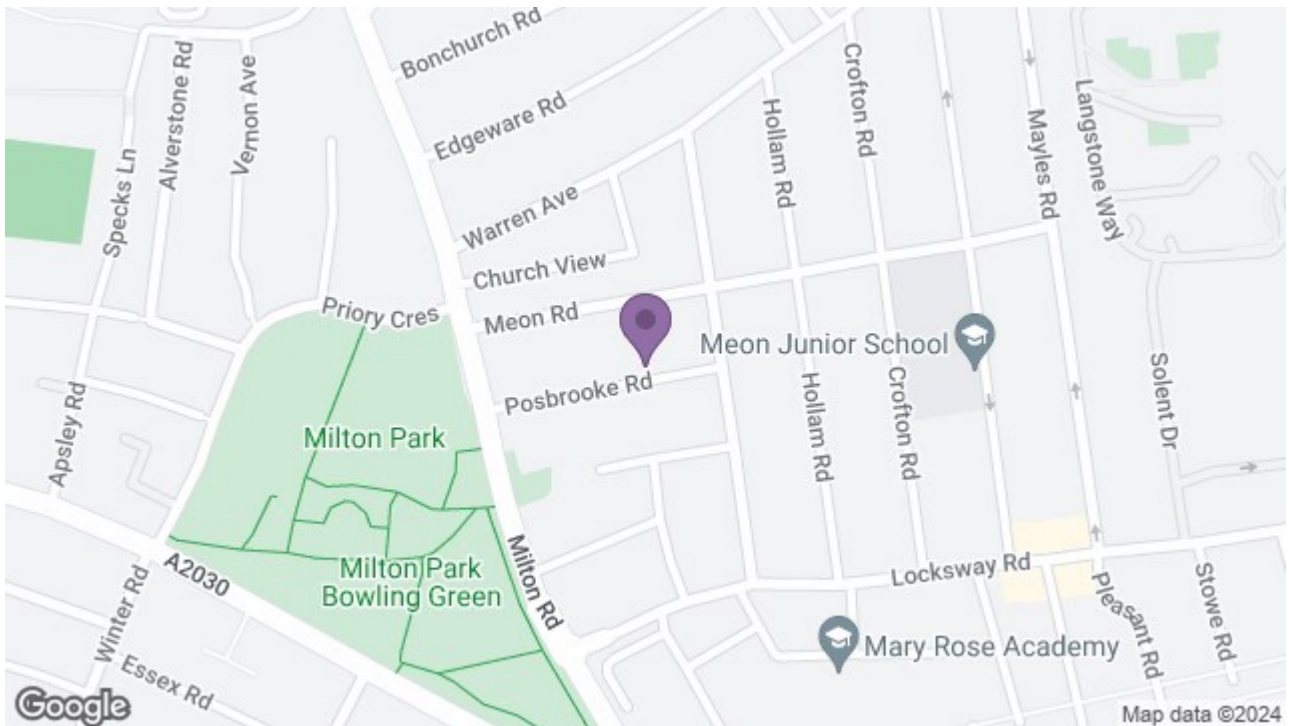


1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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 details 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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