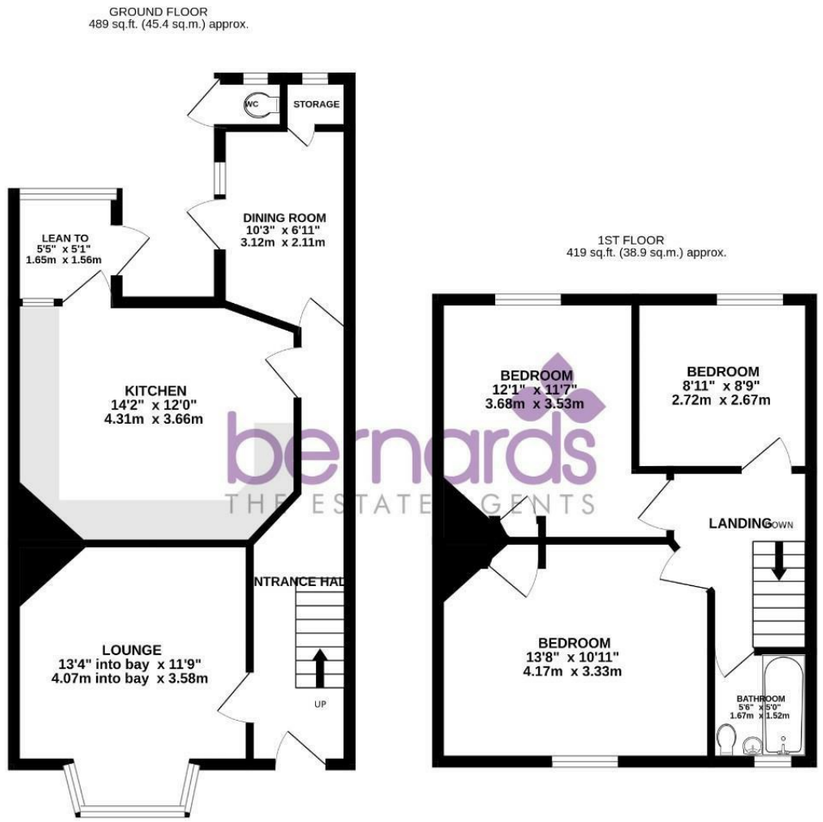
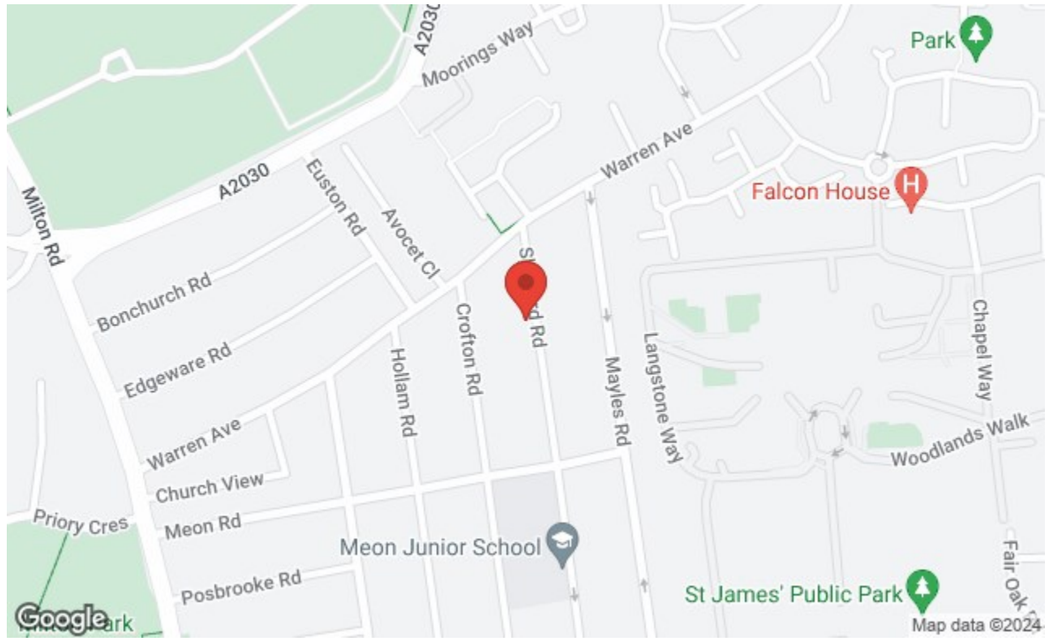




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£325,000

Shelford Road, Southsea PO4 8NU

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BED TERRACED HOME
- NEWLY REFURBISHED
- BAY FRONTED
- FORECOURT
- WEST FACING GARDEN
- MODERN THROUGHOUT
- CHARACTER FEATURES
- POPULAR LOCATION
- IDEAL FIRST TIME BUY
- FAMILY HOME

** NEWLY REFURBISHED **

We are pleased to welcome brand new to the market this immaculate three bedroom terraced home in Shelford Road, Milton. Situated in a popular road close to local schools and park, this property presents a wonderful first time buy or family home.

Having undergone extensive refurbishment, this home has plenty to offer. The ground floor consists of a bay-fronted snug lounge at the front of the property, with a large modern kitchen and convenient dining area at the rear leading out to a generously sized west-facing garden. Upstairs you will find two large double bedrooms and a smaller double opposite the family bathroom.

With a mixture of modern and character features throughout, an internal viewing is highly advised to appreciate what this property has to offer.

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

PROPERTY INFORMATION

LOUNGE
13'4" x 11'8" (4.07 x 3.58)

KITCHEN
14'1" x 12'0" (4.31 x 3.66)

DINING ROOM
10'2" x 6'11" (3.12 x 2.11)

LEAN TO
5'4" x 5'1" (1.65 x 1.56)

BEDROOM
13'8" x 10'11" (4.17 x 3.33)

BEDROOM
12'0" x 11'6" (3.68 x 3.53)

BEDROOM
8'11" x 8'9" (2.72 x 2.67)

BATHROOM
5'5" x 4'11" (1.67 x 1.52)

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.

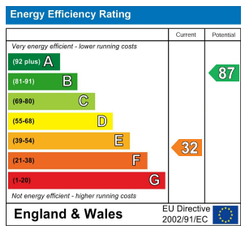
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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.



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