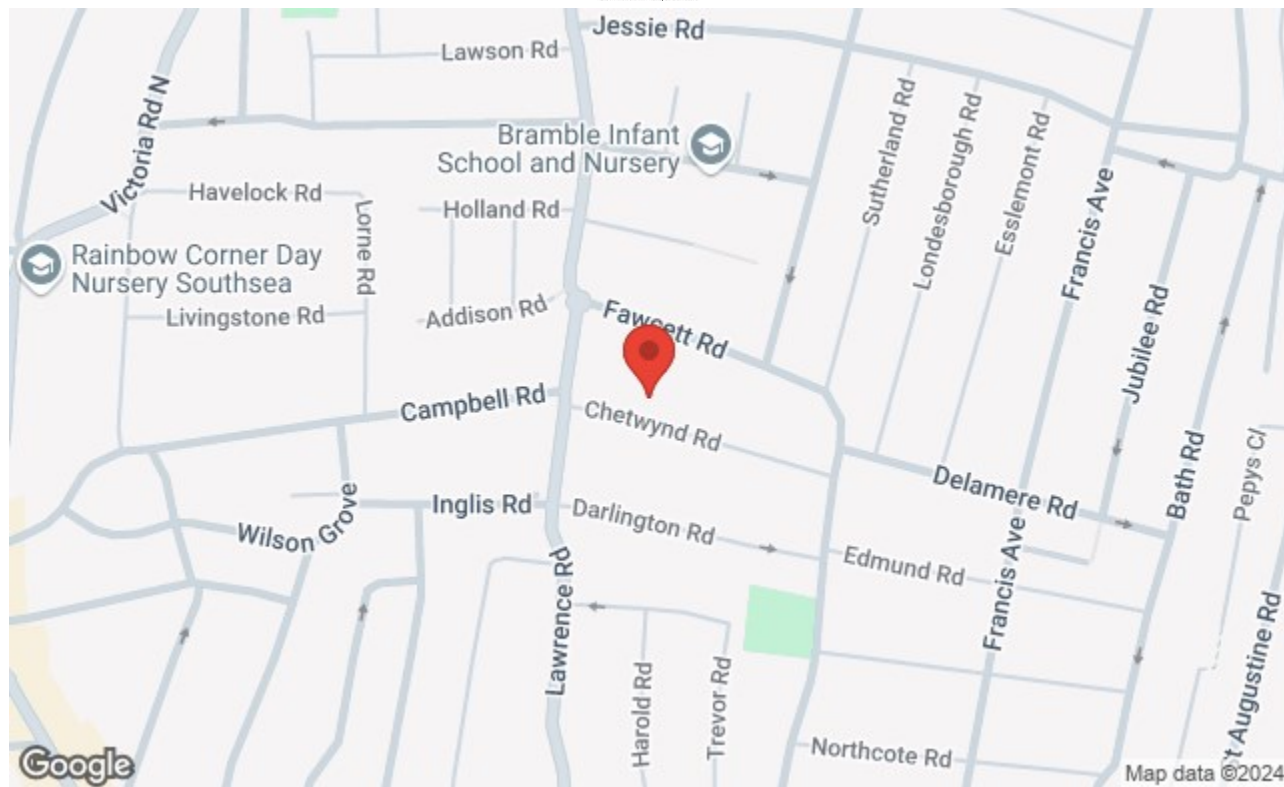


TOTAL FLOOR AREA: 1620 sq ft. (150.5 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Home-aid-Markings-02024



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



**FOR SALE**

£385,000

Chetwynd Road, Southsea PO4 0LZ

**bernards**  
THE ESTATE AGENTS



3 bedrooms, 2 bathrooms, 2 living areas

**HIGHLIGHTS**

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ LOUNGE / DINER
- ❖ BASEMENT AREA
- ❖ BATHROOM AND SHOWER RM
- ❖ PERIOD FEATURES
- ❖ GREAT FAMILY HOME
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**\*\* CHARACTER FAMILY TERRACED HOUSE IN POPULAR SOUTHSEA LOCATION \*\***

We are delighted to bring to market this period home in ever popular Chetwynd Road. Offering good size accommodation as well as character features, this home is ideal for a family to enjoy for years to come.

As you step inside, you are first greeted by a large lounge diner offering enough room for both a good size suite and dining table. A bright kitchen sits at the rear that also spills into a further shower room, ideal for growing family.

On the first floor you will find 3 bedrooms and a family bathroom. You also have the added benefit of a basement room which can be used as you wish.

The location is popular with many families as well as offering great access to the seafront and conveniences, The train station is a short distance away whilst Albert Road is close by to enjoy the social side of the local area. A great home that is sure to attract early interest. Please call to view.

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



# PROPERTY INFORMATION

## BASEMENT ROOM

26'4" x 10'8" (8.03m" x 3.25m")

## LOUNGE

16'0" x 10'8" (4.88m" x 3.25m")

## DINING ROOM

13'2" x 10'8" (4.01m" x 3.25m")

## LEAN TO

## KITCHEN

12'11" x 11'8" max (3.94m" x 3.56m" max )

## SHOWER ROOM

## BEDROOM 1

14'0" x 13'1" max (4.27m" x 3.99m" max )

## BEDROOM 2

12'10" x 10'8" (3.91m" x 3.25m")

## BEDROOM 3

6'5" x 6'4" (1.96m" x 1.93m")

## BATHROOM

9'5" x 5'9" (2.87m" x 1.75m")

## 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.

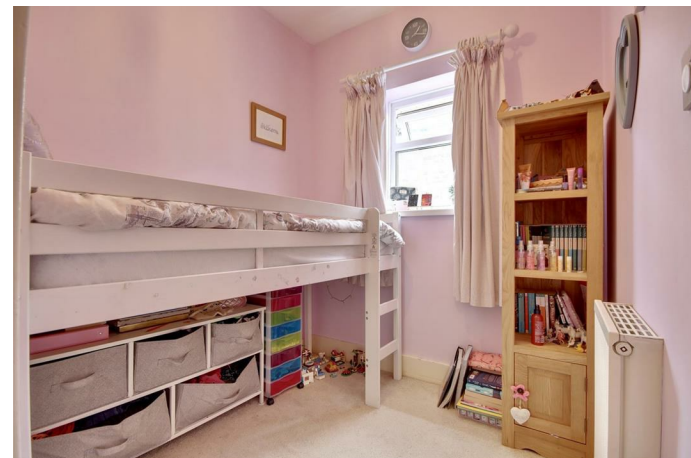
## SOLICITOR

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) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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

