

£375,000

Hunter Road, Southsea PO4 9AY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ IMPRESSIVE HOUSE
- ❖ THREE BEDROOMS
- ❖ EXTENDED ACCOMODATION
- ❖ STUNNING GARDEN
- ❖ OPEN PLAN LIVING
- ❖ SHOWER ROOM AND BATHROOM
- ❖ REQUESTED LOCATION
- ❖ IDEAL FAMILY HOME
- ❖ BI-FOLDS TO REAR
- CALL TO VIEW

**** SUPERB END OF TERRACED HOUSE IN HIGHLY REQUESTED SOUTHSEA LOCATION ****

We are delighted to bring to market this wonderful end of terraced house in a popular pocket of Southsea. Offering extended accommodation, this lovely property is ideal for a growing family to enjoy for years to come.

As you step inside you are greeted by an abundance of space on the first floor with a flowing open plan arrangement, ideal for socializing. A good size lounge opens into a dining area and then further into an impressive kitchen space. A garden room at the rear offers a further space to be enjoyed with bi-fold doors into a lovely garden.

There are 3 double bedrooms on the first floor, complimented by a superb bathroom, still shining from it's recent installation. A further shower room on the ground floor only adds to the appeal whilst you have a usable basement space to use as you wish.

The location is highly regarded with it being a short distance from the seafront and promenade whilst also offering good access to the local parade of shops as well as bars cafes and restaurants in central Southsea. A brilliant opportunity that must be viewed to be appreciated

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





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PROPERTY INFORMATION

BASEMENT

15'2" x 5'3" (4.62m" x 1.60m")

LOUNGE

12'6" x 12'0" (3.81m" x 3.66m")

DINING AREA

12'7" x 7'7" (3.84m" x 2.31m")

KITCHEN

14'11" x 9'10" (4.55m" x 3.00m")

GARDEN ROOM

14'10" x 12'2" (4.52m" x 3.71m")

UTILITY CUPBOARD

SHOWER ROOM

6'10" x 4'0" (2.08m" x 1.22m")

BEDROOM 1

12'6" x 12'0" (3.81m" x 3.66m")

BEDROOM 2

14'9" x 10'1" (4.50m" x 3.07m")

BEDROOM 3

12'8" x 7'8" (3.86m" x 2.34m")

BATHROOM

8'9" x 5'2" (2.67m" x 1.57m")

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

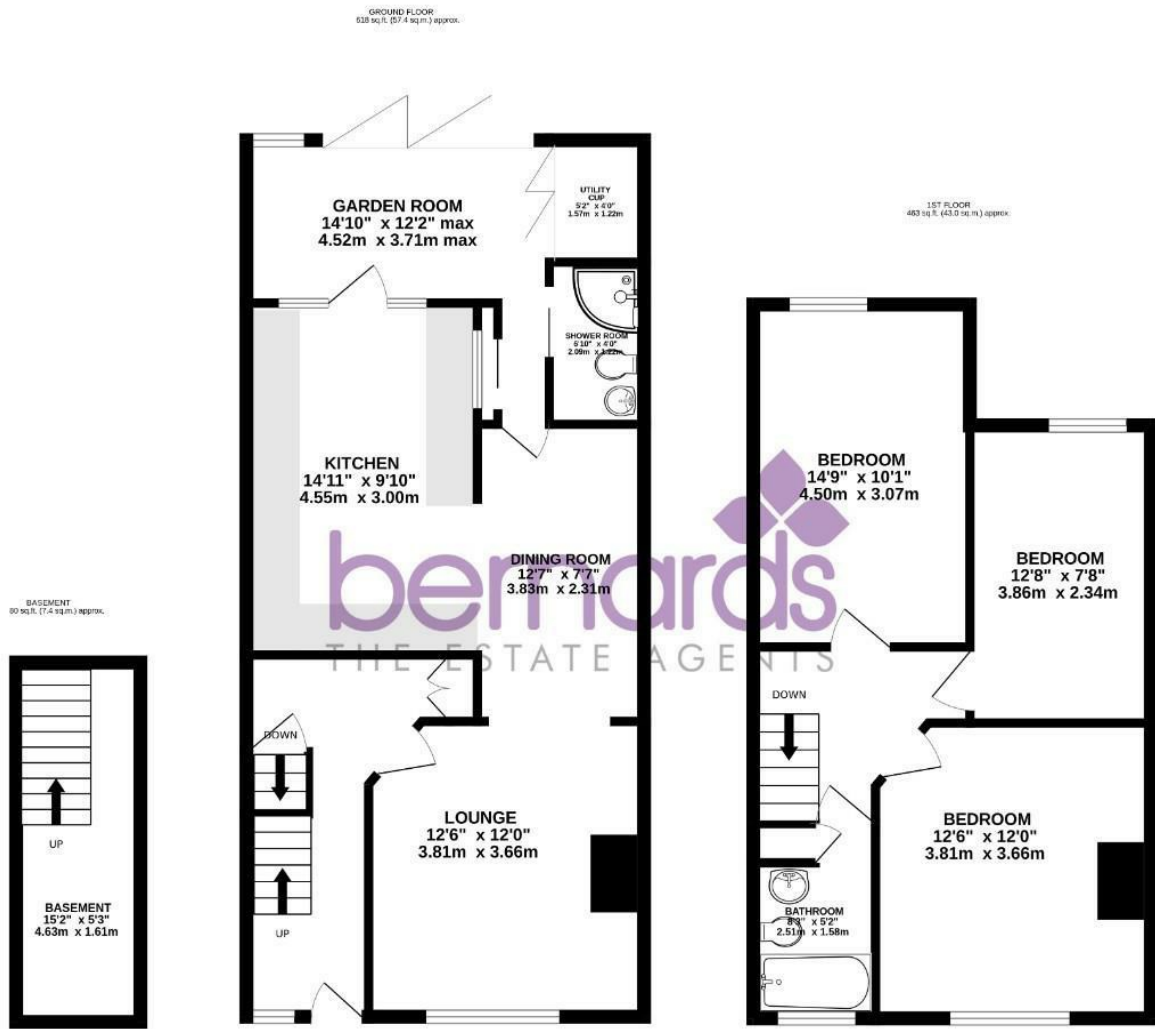
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!



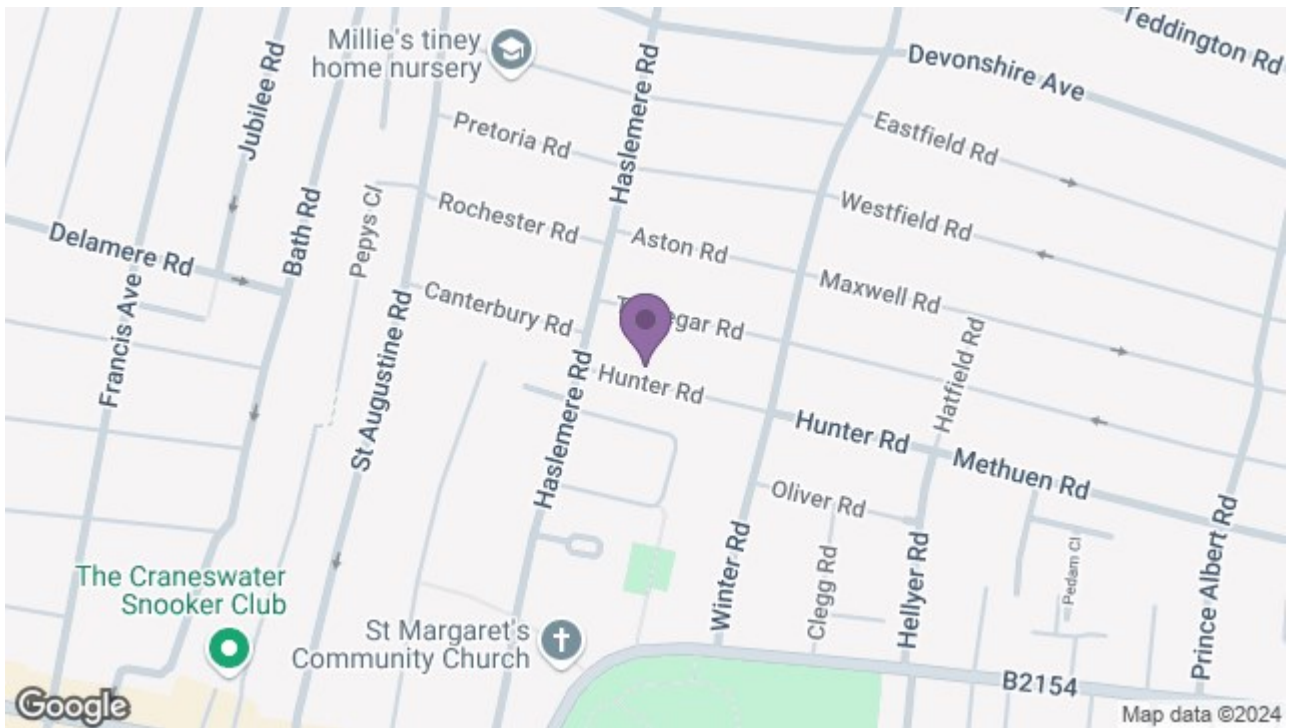
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 1161 sq.ft. (107.8 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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