

FOR SALE

£745,000

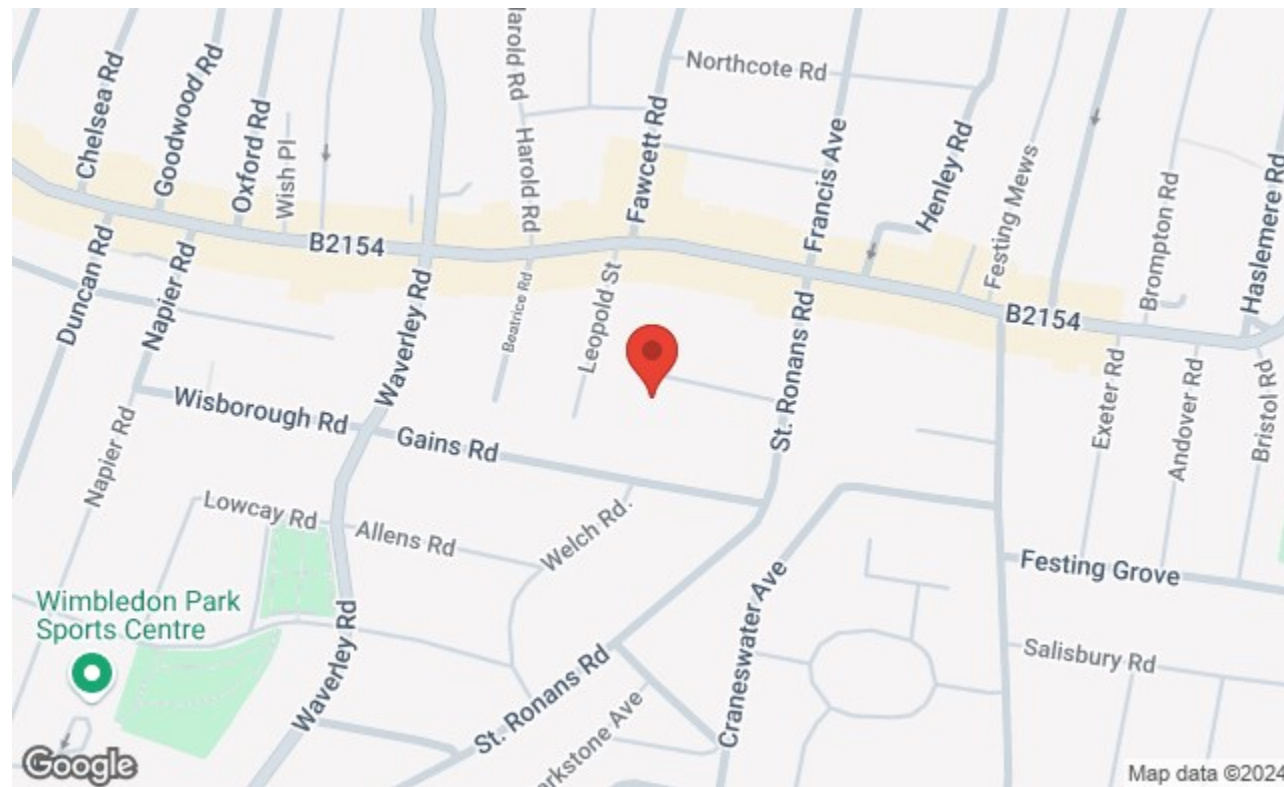
St. Ronans Avenue, Southsea PO4 0QE

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 2738 sq.ft. (254.4 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. Made with Metropix ©2024



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HIGHLIGHTS

- ❖ SUBSTANTIAL FAMILY HOME
- ❖ REQUESTED LOCATION
- ❖ SPLIT OVER THREE FLOORS
- ❖ FIVE/ SIX BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ SOUTH FACING GARDEN
- ❖ LARGE BASMENT
- ❖ PERIOD FEATURES THROUGHOUT
- ❖ IDEAL FOR LARGE FAMILIES
- BOOK TO VIEW

Welcome to St Ronans Avenue... We are delighted to offer this this stunning Victorian 5/6 bedroom family home, which is located in the highly sought after St Ronans Avenue, Southsea.

The striking frontage includes a driveway offering off road parking. The property boasts wonderful kerb appeal, a theme which is continued upon entry.

As you walk through the porch into the property, you are greeted by a spacious entrance hall, which includes stunning wooden flooring, The front of the property consists of a spacious lounge, which not only floods the room with natural light, but also boasts some stunning features.

Moving towards the rear of the property, you have a large kitchen/diner, which is the perfect space to entertain, with modern units and ample work surface space. Through the kitchen/diner, you have a utility/laundry room, a study and lean-to.

The south facing rear garden is an excellent size and is setup perfectly for a family, with a decking area, a

patio and a stretch of grass, with a shed and an office/ storage area with power.

Moving to the first floor, you have three double bedrooms, all of which feature original fireplaces. Completing the first floor, is the four piece family bathroom.

Accessed via the grand staircase, the second floor includes a further two/three bedrooms and another family bathroom.

A further highlight of this wonderful property is the large basement which comprises of four different rooms and is ideal for storage.

We strongly recommend booking a viewing to fully appreciate this property

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



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



PROPERTY INFORMATION

- ENTRANCE HALL**
- LIVING ROOM**
17'5" x 14'4" (5.33 x 4.37)
- KITCHEN/ DINER**
19'1" x 13'10" (5.84 x 4.24)
- UTILITY ROOM**
11'3" x 8'0" (3.45 x 2.44)
- STUDY**
11'1" x 5'2" (3.38 x 1.60)
- W/C**
- LEAN TO**
- FIRST FLOOR**
- BEDROOM ONE**
19'3" x 17'5" (5.87 x 5.33)
- BEDROOM TWO**
14'0" x 8'9" (4.27 x 2.69)
- BEDROOM THREE**
14'0" x 7'6" (4.27 x 2.29)
- BATHROOM**
7'11" x 7'10" (2.42 x 2.39)
- SECOND FLOOR**
- BEDROOM FOUR**
13'1" x 11'6" (4.01 x 3.53)
- BATHROOM TWO**
10'7" x 9'9" (3.25 x 2.98)
- BEDROOM FIVE**
13'1" x 9'4" (3.99 x 2.87)
- BEDROOM SIX/ DRESSING ROOM**
12'11" x 8'0" (3.96 x 2.46)
- BASEMENT**
17'1" x 14'4" (5.23 x 4.37)
- 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 D
Portsmouth City Council: £1279.12
Police & Crime Commissioner: £165.46
Combined Fire Authority: £63.84
Total: £1508.42

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
58	76
EU Directive 2002/91/EC	
England & Wales	

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