

Offers In Excess Of £300,000

Meon Road, Southsea PO4 8NW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ THREE RECEPTIONS
- ❖ SOUTH FACING GARDEN
- ❖ TWO BATHROOMS
- ❖ POPULAR LOCATION
- ❖ CLOSE TO SCHOOLS
- ❖ IDEAL FIRST TIME BUY
- ❖ BAY & FORECOURT
- ❖ REAR EXTENSION

### \*\* EXTENDED THREE BEDROOM HOUSE \*\*

We are pleased to welcome brand new to market this three bedroom terraced house in Meon Road, Milton. The property is located in an extremely popular area with good schooling close by, Milton Park to enjoy when the sun shines and great access in and around the city whilst the Eastern Road allows a route of town when needed.

The ground floor boasts plenty of space

to enjoy, with a bay-fronted lounge, separate dining room, modern kitchen and an extension at the rear offering another reception room and downstairs shower room. Leading out the back door is a beautiful south facing garden, flooded with light. Upstairs holds three good size bedrooms and bathroom.

This property offers a wonderful opportunity for first time buyers, or anyone looking for a family home in a sought after and convenient area.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## LOUNGE

13'5" x 13'1" max (4.09m" x 3.99m" max )

## DINING ROOM

12'1" x 9'9" (3.68m" x 2.97m")

## KITCHEN

18'0" x 8'4" max (5.49m" x 2.54m" max)

## FAMILY ROOM

12'5" x 11'0" (3.78m" x 3.35m")

## SHOWER ROOM

6'0" x 5'10" (1.83m" x 1.78m")

## BATHROOM

5'4" x 5'2" (1.63m" x 1.57m")

## BEDROOM 1

13'1" x 11'1" (3.99m" x 3.38m")

## BEDROOM 2

12'1" x 9'9" (3.68m" x 2.97m")

## BEDROOM 3

9'2" x 8'6" (2.79m" x 2.59m")

## 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 -

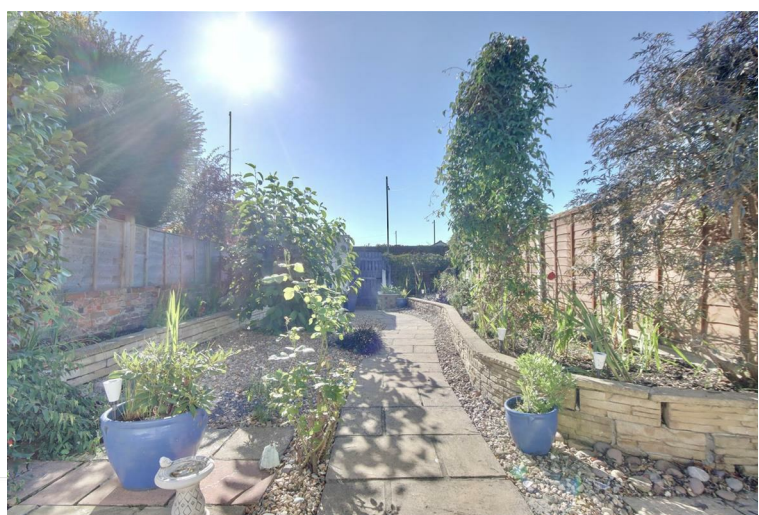
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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

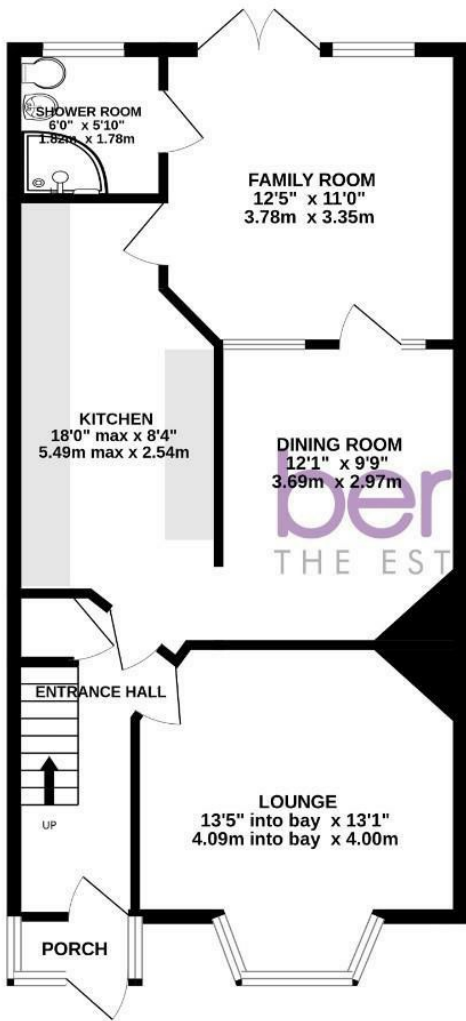
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly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



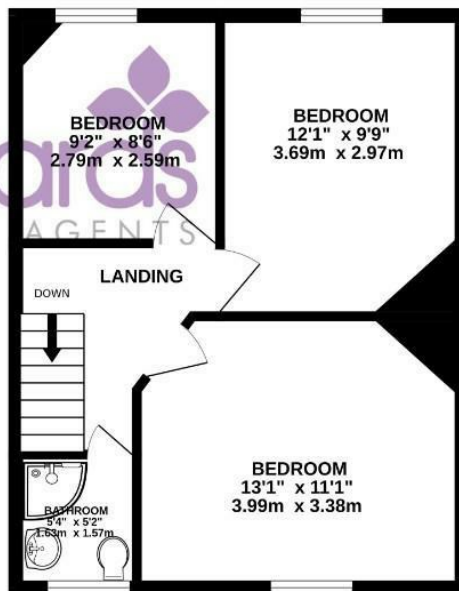
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



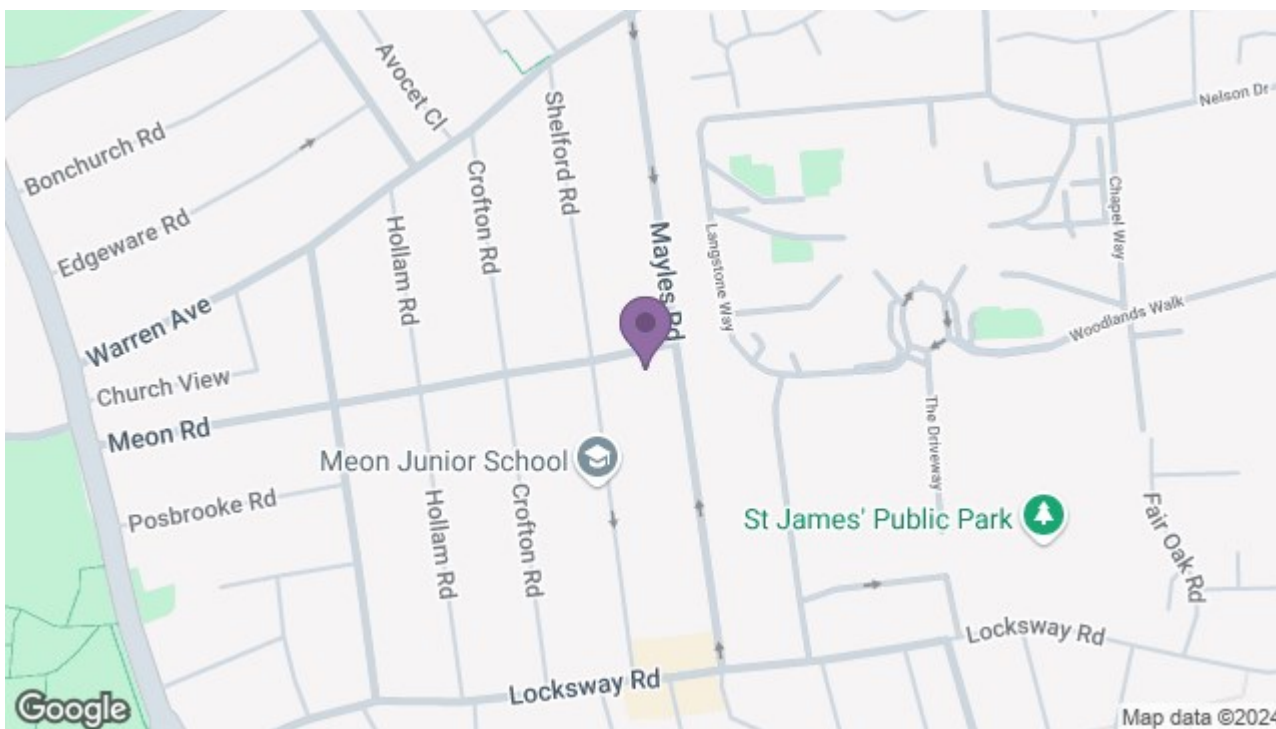
1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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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