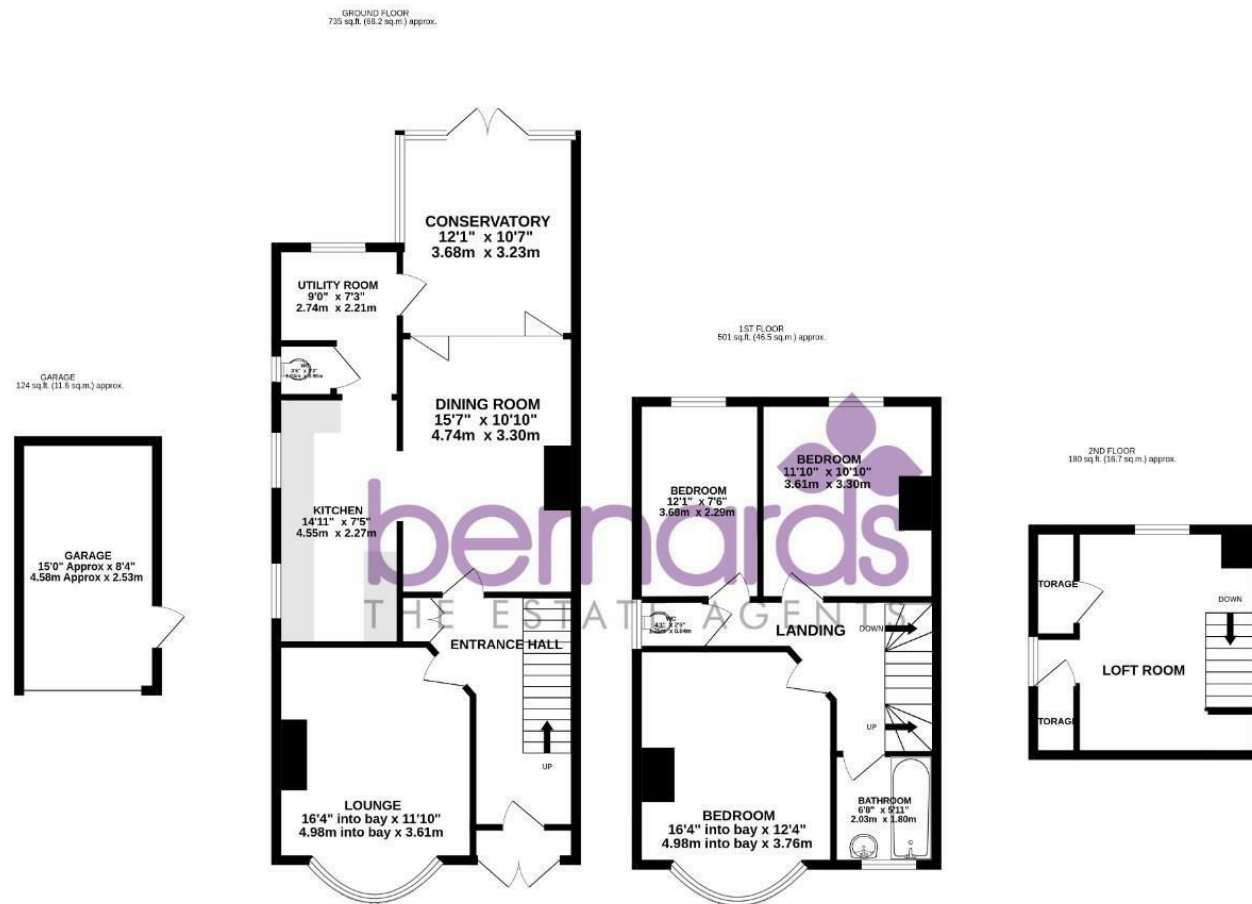


FOR SALE

£440,000

Devonshire Avenue, Southsea PO4 9EH

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1540 sq.ft. (143.0 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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HIGHLIGHTS

- ❖ LARGE FAMILY HOME
- ❖ SEMI DETACHED HOUSE
- ❖ 3 BEDROOMS
- ❖ FURTHER LOFT ROOM
- ❖ OPEN PLAN LAYOUT
- ❖ LOVELY GARDEN
- ❖ CONSERVATORY
- ❖ SOUTHERLY ASPECT GARDEN
- ❖ REQUESTED LOCATION
- ❖ CALL TO VIEW

**** IMPRESSIVE LARGE FAMILY HOME IN REQUESTED ROAD WITH GARAGE ****

We are delighted to offer for sale this great size family home situated on Devonshire Avenue. Offering an abundance of space and a superb layout, this is the ideal property to grow into over many years.

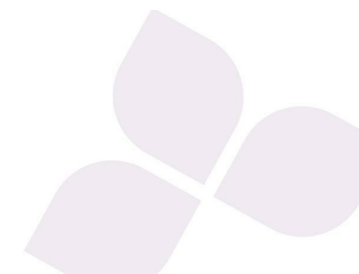
As you step inside you'll firstly find a comfortable size lounge with striking fireplace that will grab your eye. The is the ideal retreat after a busy day at work to unwind in front of the open fire. The rear of the property then opens up into a large inviting space

that will be the hub of family life. A great size dining room spills into an impressive conservatory that offers that extra space to use as you wish.

On the first floor you will find 3 good size bedrooms, ideal if you have children in tow. A family bathroom and separate WC is on hand, further complimented by the WC on the ground floor. The loft has also been converted into a further space to use either as a home office or guest space.

The garden is a real delight and of southerly aspect which is desired. A garage is also available only adding to the appeal. A brilliant family home is a must see at the earliest convenience.

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

LOUNGE
16'4" x 11'10" (4.98m x 3.61m")

DINING ROOM
15'7" x 10'10" (4.75m x 3.30m")

KITCHEN
14'11" x 7'5" (4.55m x 2.26m")

CONSERVATORY
12'1" x 10'7" (3.68m x 3.23m")

UTILITY ROOM
9'0" x 7'3" (2.74m x 2.21m")

WC

BEDROOM 1
16'4" x 12'4" (4.98m x 3.76m")

BEDROOM 2
11'10" x 10'10" (3.61m x 3.30m")

BEDROOM 3
12'1" x 7'6" (3.68m x 2.29m")

BATHROOM
6'8" x 5'11" (2.03m x 1.80m")

WC

LOFT ROOM

GARAGE

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 D
Portsmouth City Council: BAND D

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		
Very energy efficient - lower running costs	Current	Potential
(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		
EU Directive 2002/91/EC		
England & Wales		



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