

Offers In Excess Of £375,000

Edmund Road, Southsea PO4 0LL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ IMPRESSIVE TERRACED HOUSE
- ❖ 3 DOUBLE BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ EXTENDED KITCHEN
- ❖ BI-FOLDS INTO GARDEN
- ❖ BATHROOM & SHOWER ROOM
- ❖ DOWNSTAIRS WC
- ❖ FABULOUS CONDITION
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

**\*\* SUPERB FAMILY HOME OFFERING BUNDLES OF LIVING SPACE WITH BI-FOLDS \*\***

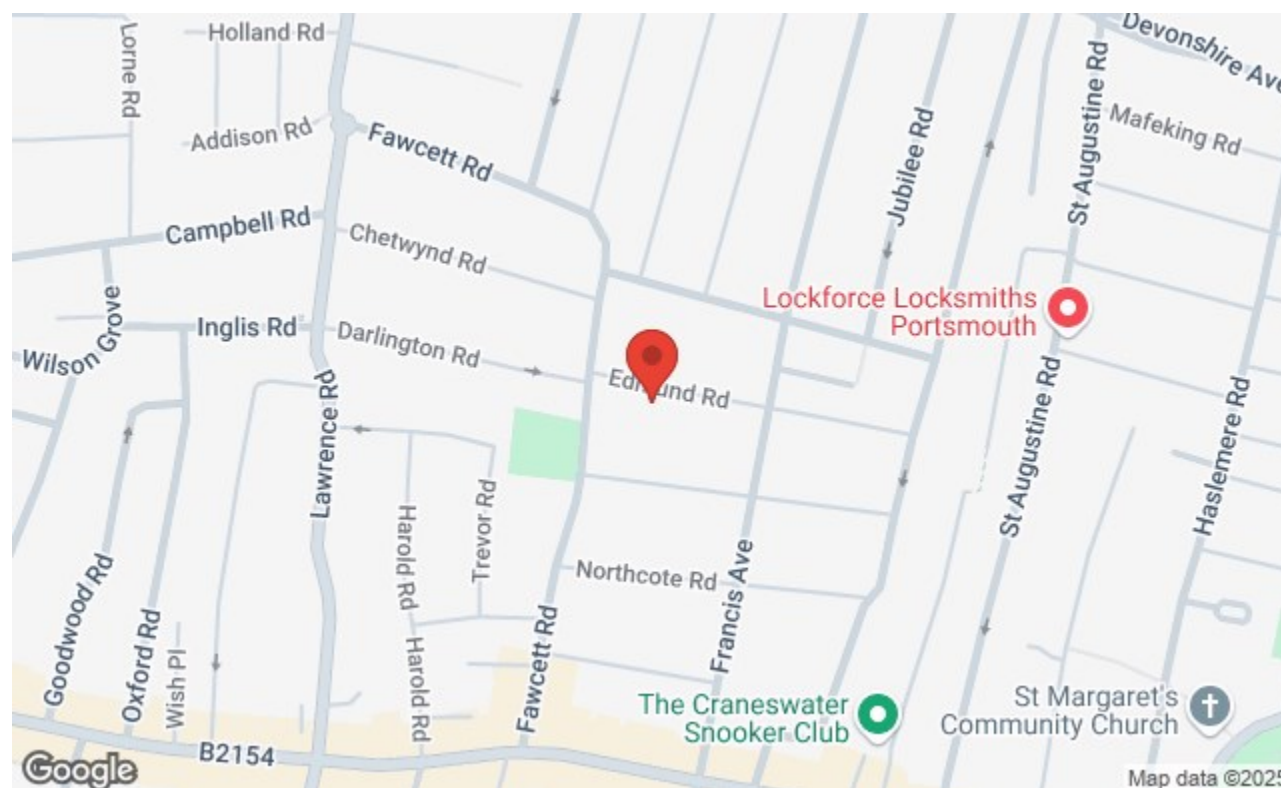
We are thrilled to market this exceptional home in Edmund Road that has been transformed in recent times. The current owners have done a brilliant job and created a large spacious property that has been tastefully designed with a blend of retained character features and modern décor.

On the ground floor you have two formal reception rooms that are currently used as a lounge and dining room. The kitchen has been well designed and with the extended space offering a further family

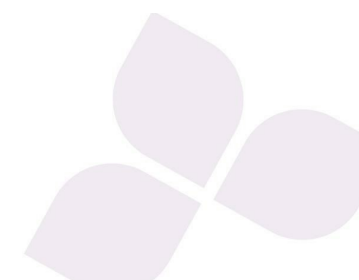
area with bi-fold doors into the lovely garden, this is a social area to be enjoyed often.

On the first floor you will find 3 double bedrooms, complimented further by both a bathroom and shower room, ideal for a growing family. With a WC also on the ground floor, this has many of the 'must have, boxes ticked for the family home.

The location is very convenient with great access to central areas of Southsea and Albert Road. The seafront is a short distance away and there is good schooling close by as well. A brilliant opportunity that must be viewed to be appreciated



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



Call today to arrange a viewing  
**02392 864 974**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
14'9" x 11'0" (4.50m" x 3.35m")

**DINING ROOM**  
11'10" x 10'11" (3.61m" x 3.33m")

**WC**

**KITCHEN BREAKFAST ROOM**  
22'6" x 9'8" (6.86m" x 2.95m")

**BEDROOM 1**  
14'3" x 11'11" (4.34m" x 3.63m")

**BEDROOM 2**  
11'10" x 10'11" (3.61m" x 3.33m")

**BEDROOM 3**  
10'6" x 9'8" (3.20m" x 2.95m")

**BATHROOM**  
6'4" x 6'2" (1.93m" x 1.88m")

**SHOWER ROOM**  
6'4" x 5'3" (1.93m" x 1.60m")

**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.

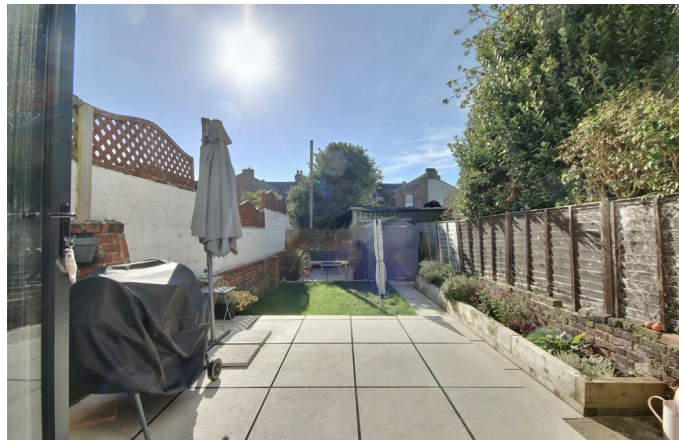
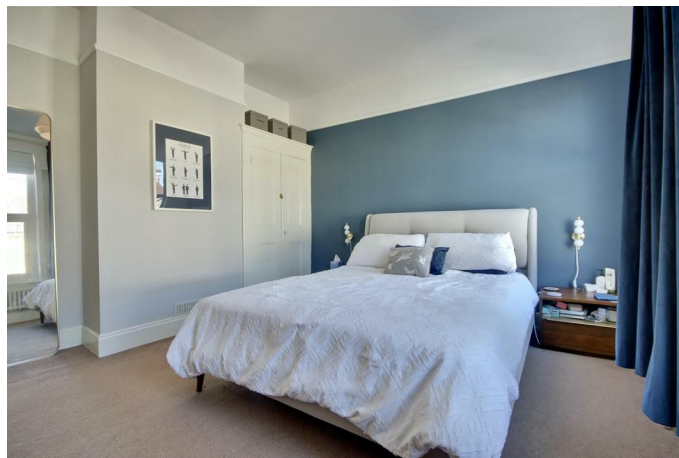
**REMOVAL QUOTES**  
As part of our drive to assist clients

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		83
(81-91) B		
(69-80) C	69	
(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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