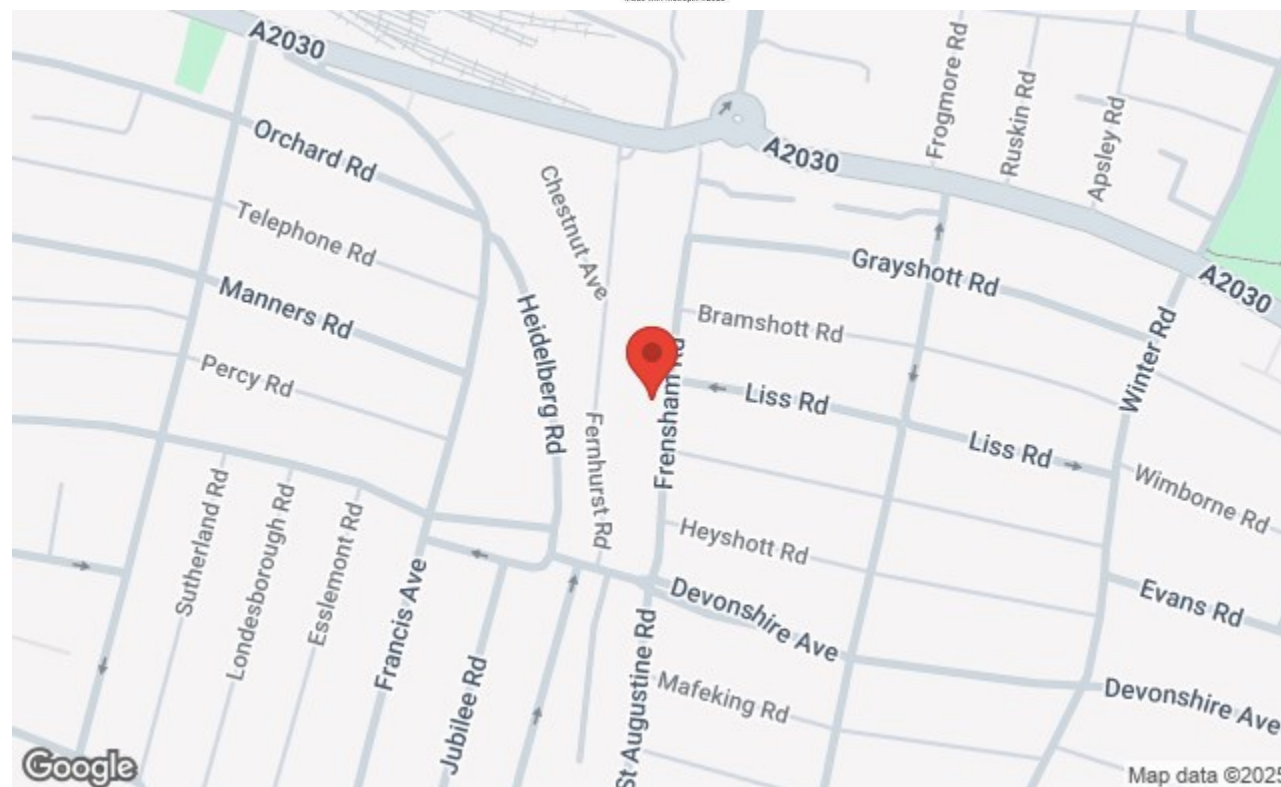


Offers In Excess Of £350,000

Frensham Road, Southsea PO4 8AG

**bernards**  
THE ESTATE AGENTS



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



## HIGHLIGHTS

- LOVELY FAMILY HOME
- TERRACED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- BAY AND FORECOURT
- LOVELY CONDITION
- POPULAR LOCATION
- CLOSE TO PARKS
- CALL TO VIEW

**\*\* IMPRESSIVE FAMILY HOME IN  
HIGHLY POPULAR LOCATION \*\***

We are delighted to offer for sale this wonderful home situated in Frensham Road. Tastefully updated over time, this property is ideal for a family looking for a high quality property in a popular location.

The accommodation comprises two reception rooms on the ground floor, one at the front of the home being used as a dining room which opens up into a well appointed kitchen. The second reception rooms sits at the rear and opens up into a low maintenance garden that can be used

all year round.

Upstairs you will find 3 bedrooms and a family bathroom, further complimented by a downstairs WC, ideal for a busy household or when you have friends or family over.

The location is requested with good schooling close by, great access into central areas, a small parade of shops on Winter Road and Milton Park just a short stroll away. The seafront is only a short distance away as well making this a superb opportunity that must be viewed.

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





# PROPERTY INFORMATION

**DINING ROOM**  
14'8" x 10'0" (4.47m" x 3.05m")

**KITCHEN**  
12'5" x 7'9" (3.78m" x 2.36m")

**WC**

**LOUNGE**  
15'3" x 9'7" (4.65m" x 2.92m")

**BEDROOM 1**  
14'11" x 13'5" (4.55m" x 4.09m")

**BEDROOM 2**  
13'1" x 9'9" (3.99m" x 2.97m")

**BEDROOM 3**  
12'5" x 7'10" (3.78m" x 2.39m")

**BATHROOM**  
6'5" x 5'3" (1.96m" 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**

**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) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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