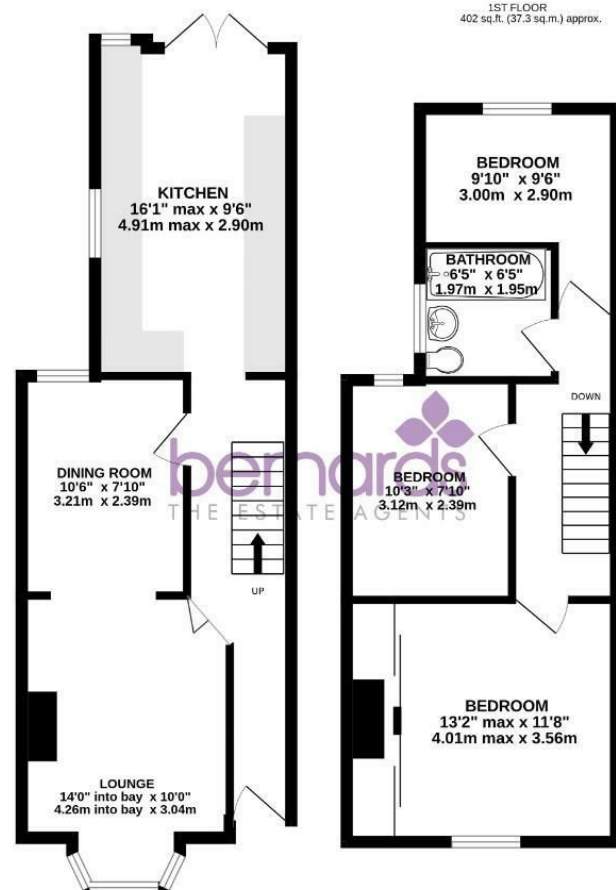


GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£300,000

Ringwood Road, Southsea PO4 9JJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ BAY & FORECOURT
- ❖ IDEAL FIRST TIME BUY
- ❖ WEST FACING GARDEN
- ❖ IMMACULATE THROUGHOUT
- ❖ OPEN LOUNGE/DINER
- ❖ CLOSE TO BRANSBURY PARK
- ❖ SOUGHT AFTER LOCATION
- ❖ TERRACED HOME
- ❖ UPSTAIRS BATHROOM

**** IMMACULATE THREE BEDROOM HOME ****

We are delighted to introduce to the market, this beautiful and very well presented three bedroom mid-terrace property situated in the sought after Ringwood Road, located a short walk from Bransbury Park and Shops.

On entry to the property, you are greeted by a large, bright and airy lounge with a bay window flooding the room with light. This has been knocked through into the second

reception room, creating a fantastic space for both entertaining and relaxing.

The kitchen is finished to a brilliant standard with ample surface and cupboard space, before opening to the westerly facing garden. Moving to the first floor, you have three bedrooms and a beautifully presented bathroom.

This wonderful property would make an excellent family home or first time buy, we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
13'11" x 9'11" (4.26 x 3.04)

DINING ROOM
10'6" x 7'10" (3.21 x 2.39)

KITCHEN
16'1" x 9'6" (4.91 x 2.90)

BEDROOM
13'1" x 11'8" (4.01 x 3.56)

BEDROOM
10'2" x 7'10" (3.12 x 2.39)

BEDROOM
9'10" x 9'6" (3.00 x 2.90)

BATHROOM
6'5" x 6'4" (1.97 x 1.95)

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: 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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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