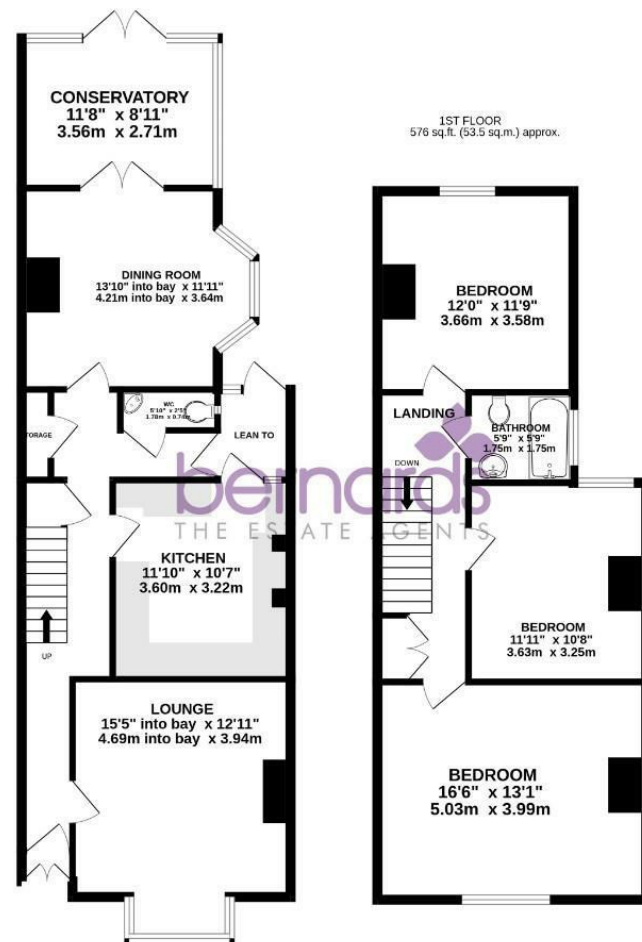
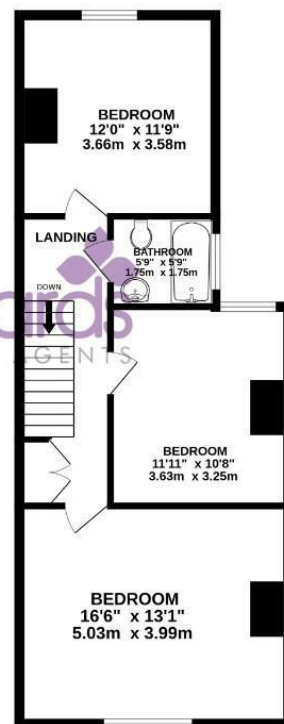


GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

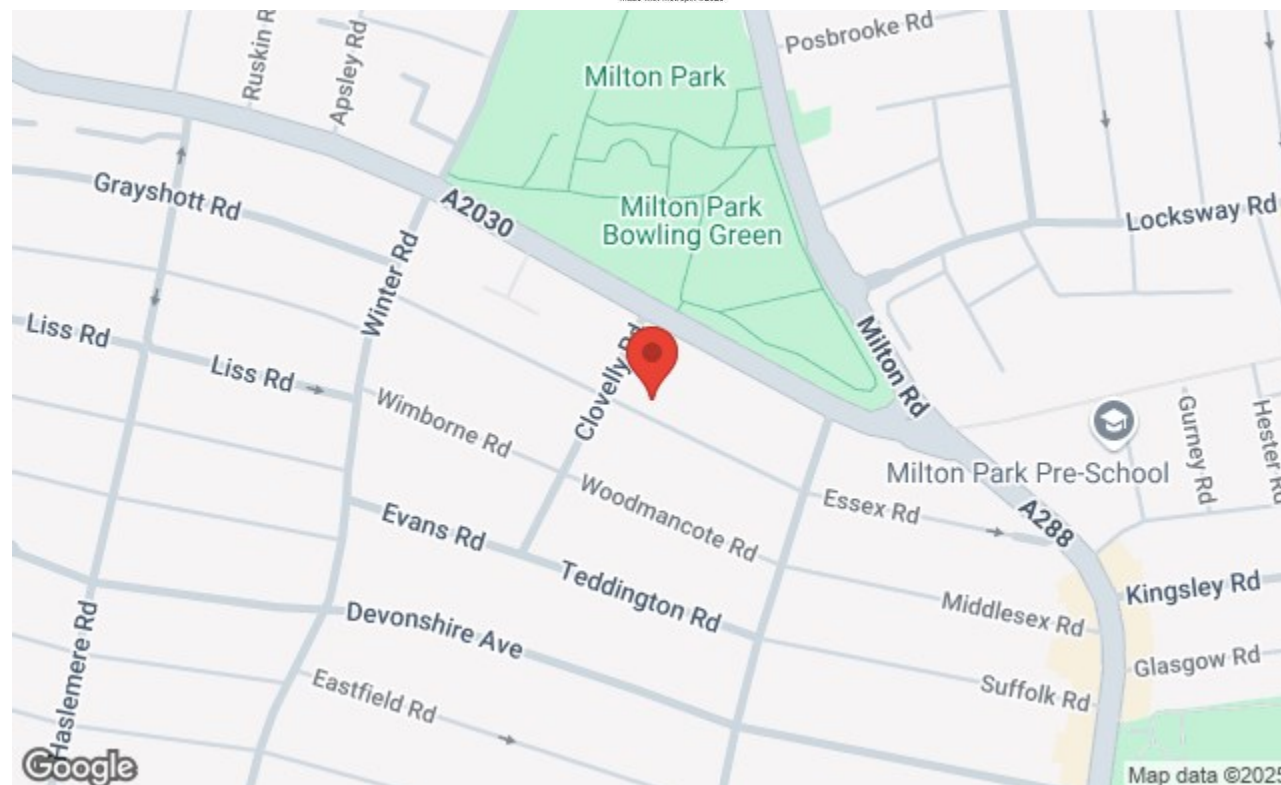


1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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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3 **1** **3**

HIGHLIGHTS

- ❖ WONDERFUL END OF TERRACE HOUSE
- ❖ BUNDLES OF CHARACTER
- ❖ 3 DOUBLE BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ GROUND FLOOR WC
- ❖ IMPRESSIVE FINISH THROUGHOUT
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

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A fantastic lounge sits at the front of the property with an array of older style features and striking walls. The kitchen sits in the middle of the home with a small lean to / utility space and downstairs WC adding to the appeal. The reception room at the rear lends itself to a snug or further

family room, spilling into the conservatory which is currently used as the dining area.

On the first floor you will find 3 double bedrooms, making this really appealing for a family with young children. The first floor bathroom completes the accommodation. The garden has been landscaped by the current owners to allow for a low maintenance area with splashes of colour.

The location is really popular with families again. You will find good schooling close by, Milton Park for dog walks or for little ones to burn off their energy whilst the seafront is a short drive away. A superb opportunity that is sure to attract early interest

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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
15'5" x 12'11" (4.70m" x 3.94m")

KITCHEN
11'10" x 10'7" (3.61m" x 3.23m")

LEAN TO

WC

DINING ROOM
13'10" x 11'11" (4.22m" x 3.63m")

CONSERVATORY
11'8" x 8'11" (3.56m" x 2.72m")

FIRST FLOOR

BEDROOM 1
16'6" x 13'1" (5.03m" x 3.99m")

BEDROOM 2
12'0" x 11'9" (3.66m" x 3.58m")

BEDROOM 3
11'11" x 10'8" (3.63m" x 3.25m")

BATHROOM

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.

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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.

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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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