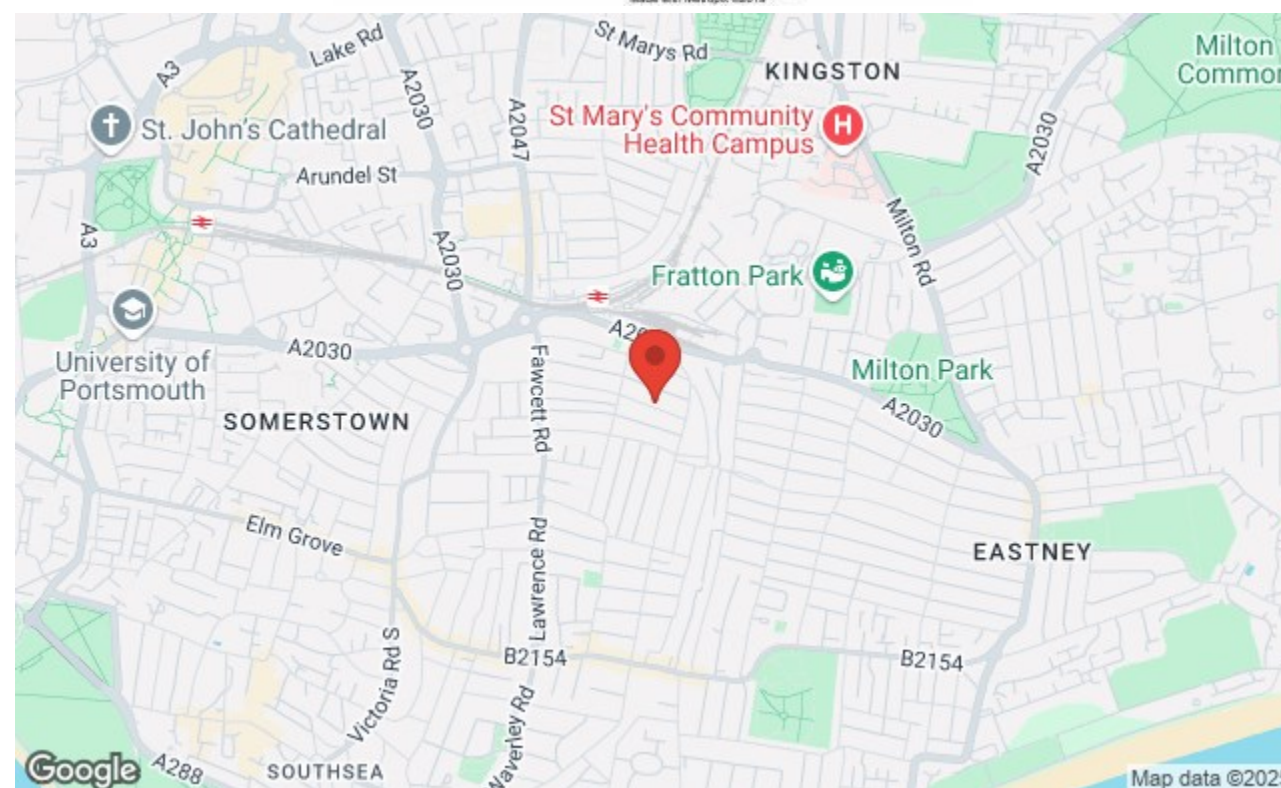


GROUND FLOOR
APPROX. FLOOR
AREA 516 SQ.FT.
(47.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



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



**TO
LET**

£1,500 PCM

Manners Road, Southsea PO4 0BD

bernards
THE ESTATE AGENTS



 3  1  2

HIGHLIGHTS

- ❖ BEAUTIFUL HOME
- ❖ MODERN FINISH
- ❖ THREE BEDROOMS
- ❖ MODERN KITCHEN
- ❖ MODERN, UPSTAIRS BATHROOM
- ❖ AVAILABLE FROM EARLY JUNE
- ❖ TWO RECEPTION ROOMS
- ❖ GROUND FLOOR W.C
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW!

WE are delighted to be welcoming to the market this three bedroom, mid-terrace home in the sought after area of Manners Road, Southsea, in close proximity to local amenities.

This property boasts a modern finish with excellent space on offer making this a perfect home for people looking for a lovely Southsea home.

Entering the property via the entrance hallway, you have a modern lounge with a large bay window flooding the room with natural light. Moving through, you have a further spacious reception room towards the rear which also has a bay window and there are also double doors into the garden.

The property's kitchen is finished to a very high standard and has integrated appliances including a fridge/freezer, washing machine, dishwasher and is bright and airy with modern base and wall units.

Moving through the kitchen you enter into the garden, which is mostly laid to artificial lawn enclosed by panel fences.

Moving upstairs, you have three bedrooms and the modern three-piece bathroom suite.

This fantastic property would make a wonderful family home hence we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

FRONT EXTERIOR
Front forecourt, enclosed by half brick wall, with period tiled in walkway to front door

LOUNGE
15'2" x 10'9" (4.62m x 3.28m)
Brand new carpet flooring, freshly re-plastered smooth walls and ceilings, radiator, power points, newly fitted UPVC double glazed bay window to the front elevation

W.C
Brand new WC, comprising of vinyl flooring wash basin and toilet, UPVC double glazed window to the side elevation

KITCHEN
11'11" x 9'11" (3.63m x 3.02m)
Brand new fitted kitchen, comprising of a matching range of wall and base units with soft close drawers, modern work surfaces, stainless steel sink/drainer, integrated gas hob /electric oven, brand new dishwasher, washing machine and fridge freezer, UPVC double glazed window to the side elevation

RECEPTION ROOM
13'10" x 9'11" (4.22m x 3.02m)
Brand new carpet flooring, freshly re-plastered smooth walls and ceilings with, radiator, power points, newly fitted UPVC double glazed bay window and double door to the rear elevation

BEDROOM ONE
13'11" x 12'11" (4.24m x 3.94m)
Brand new carpet flooring, freshly re-plastered smooth walls and ceilings, radiator,

power points, newly fitted UPVC double glazed window to the front elevation

BEDROOM TWO
12'11" x 9'11" (3.94m x 3.02m)
Brand new carpet flooring, freshly re-plastered smooth walls and ceilings, radiator, power points, newly fitted UPVC double glazed window to the rear elevation

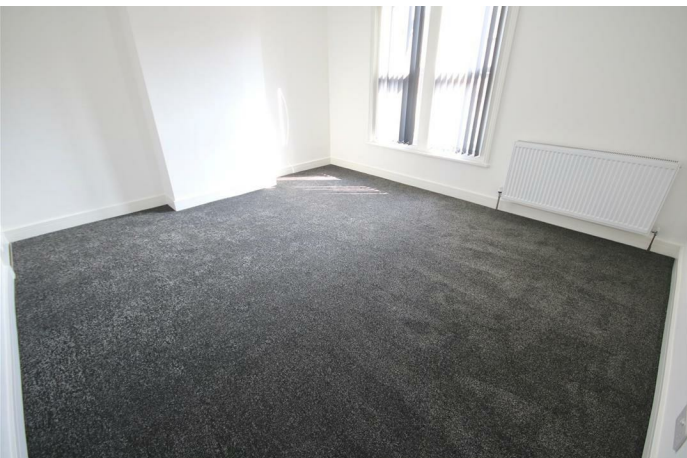
BEDROOM THREE
11'11" x 6'11" (3.63m x 2.11m)
Brand new carpet flooring, freshly re-plastered smooth walls and ceilings, radiator, power points, newly fitted UPVC double glazed window to the rear elevation

BATHROOM
5'4" x 5'8" (1.63m x 1.73m)
Brand new bathroom suite, comprising of modern vinyl flooring with contrasting wall tiles, panel bath with shower over, wash basin, toilet and radiator, UPVC double glazed window to the rear elevation

GARDEN
Freshly refurbished garden is mostly laid to artificial lawn with a raised seating area, with a gravel pathway, to the side of the property

COUNCIL TAX BAND B

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		82
(81-91) B		
(69-80) C		60
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

