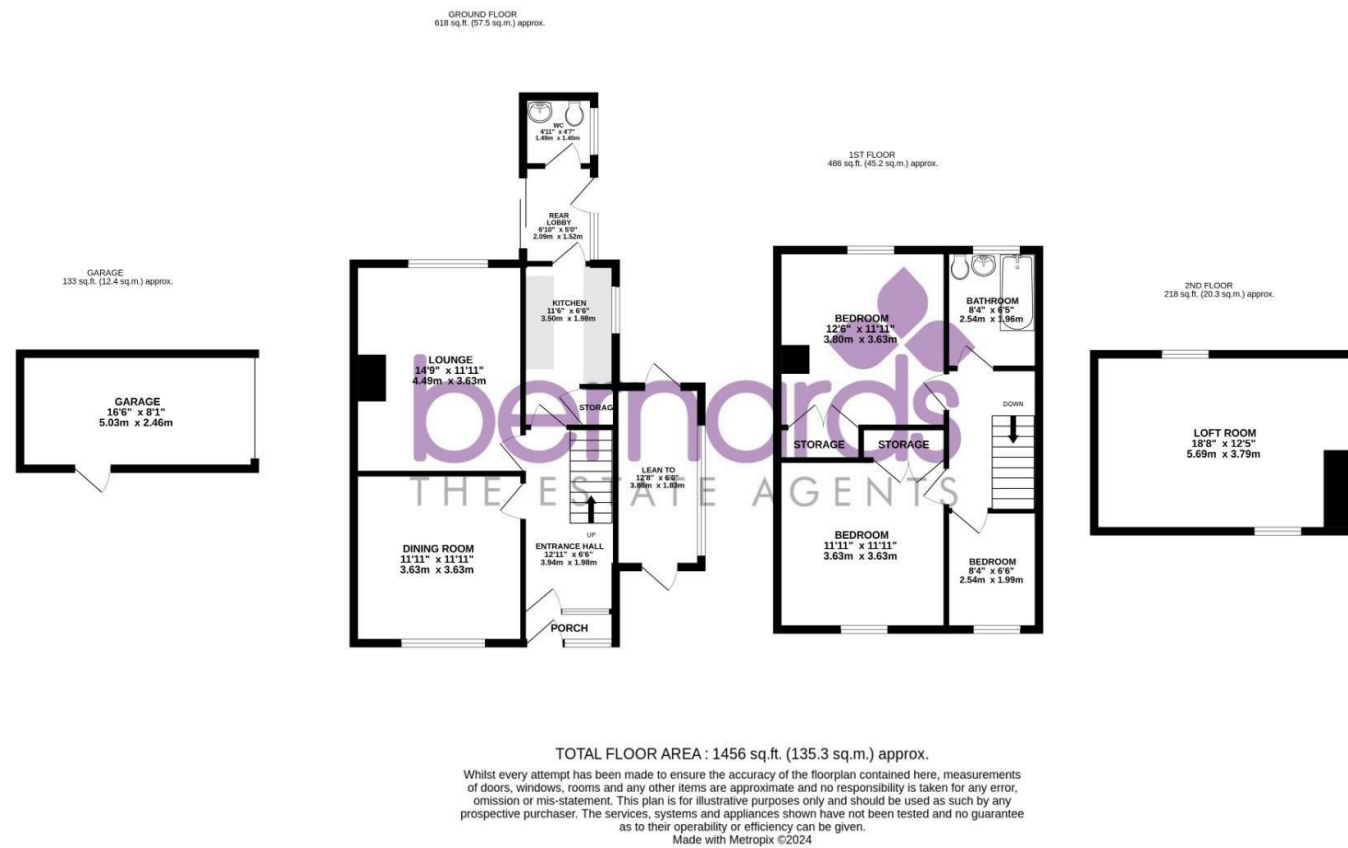




Offers In Excess Of £350,000

Burgoyne Road, Southsea PO5 2JJ

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ 3 BEDROOMS
- ❖ LOW MAINTENANCE GARDEN
- ❖ ADJACENT GARAGE
- ❖ DOWNSTAIRS WC
- ❖ WALKING DISTANCE TO SEA
- ❖ TWO RECEPTION ROOMS
- ❖ REQUESTED LOCATION
- ❖ GREAT OPPORTUNITY
- ❖ CALL TO VIEW

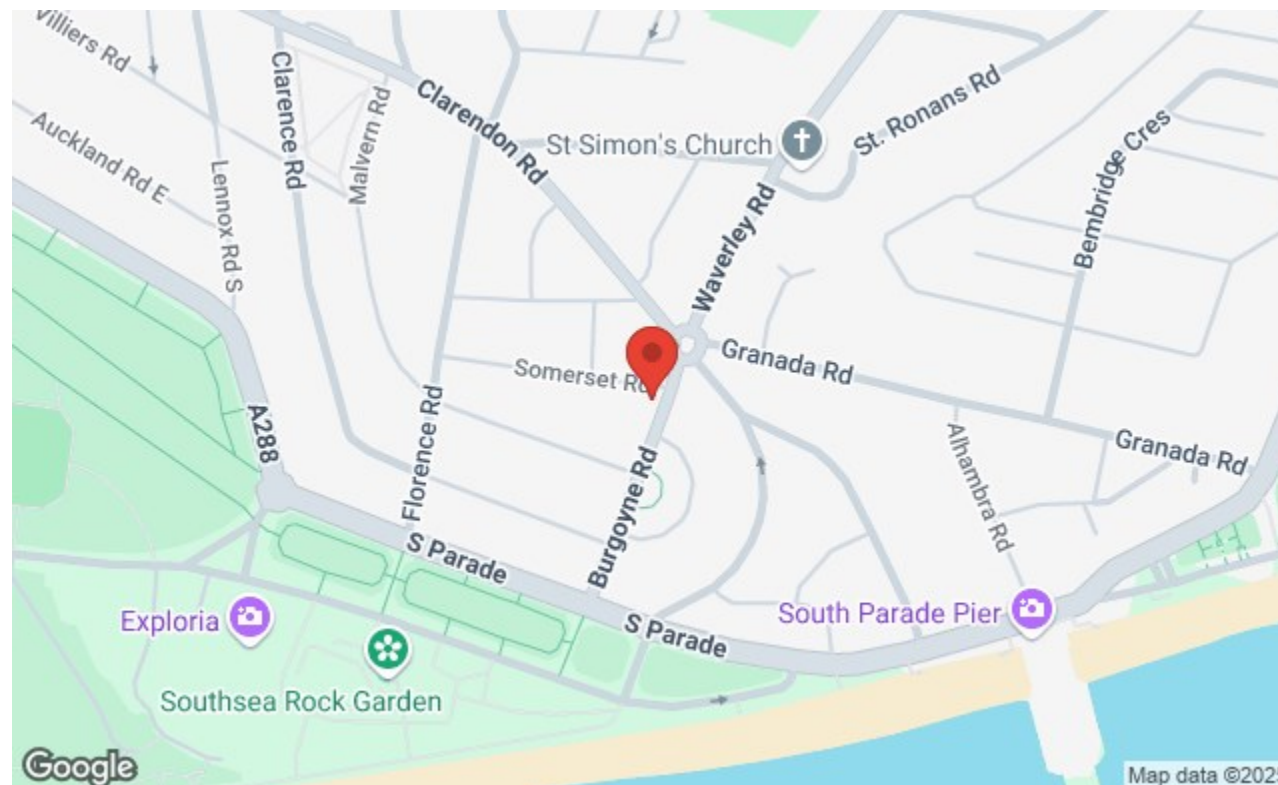
**** END OF TERRACE HOME IN CENTRAL SOUTHSEA LOCATION WITH A GARAGE ****

We are delighted to bring to market this end of terraced home in Burgoyne Road. Situated just moments from the sea, this home is in a wonderful position and also comes with a garage!

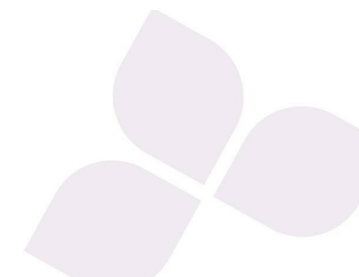
The accommodation comprises of two reception rooms so you can choose if the lounge sits at the front or rear of the home. A galley style kitchen leads into a rear lobby with

a downstairs WC also on hand. Upstairs you will find two great size bedrooms and a small 3rd which could be a nursery or home office space.

The gardens is low maintenance and can be accessed via the garage or down the side of the property. The location is fabulous with it being a short stroll to the seafront and offering great access back into central Southsea where you'll find an array of local businesses, restaurants, cafes and shops. A superb opportunity that must be viewed



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



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



PROPERTY INFORMATION

DINING ROOM
11'11" x 11'11" (3.63m x 3.63m")

LOUNGE
14'9" x 11'11" (4.50m x 3.63m")

KITCHEN
11'6" x 6'6" (3.51m x 1.98m")

REAR LOBBY
6'10" x 5'0" (2.08m x 1.52m")

WC

BEDROOM 1
11'11" x 11'11" (3.63m x 3.63m")

BEDROOM 2
12'6" x 11'11" (3.81m x 3.63m")

BEDROOM 3
8'4" x 6'5" (2.54m x 1.96m")

BATHROOM

REAR GARDEN

GARAGE

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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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