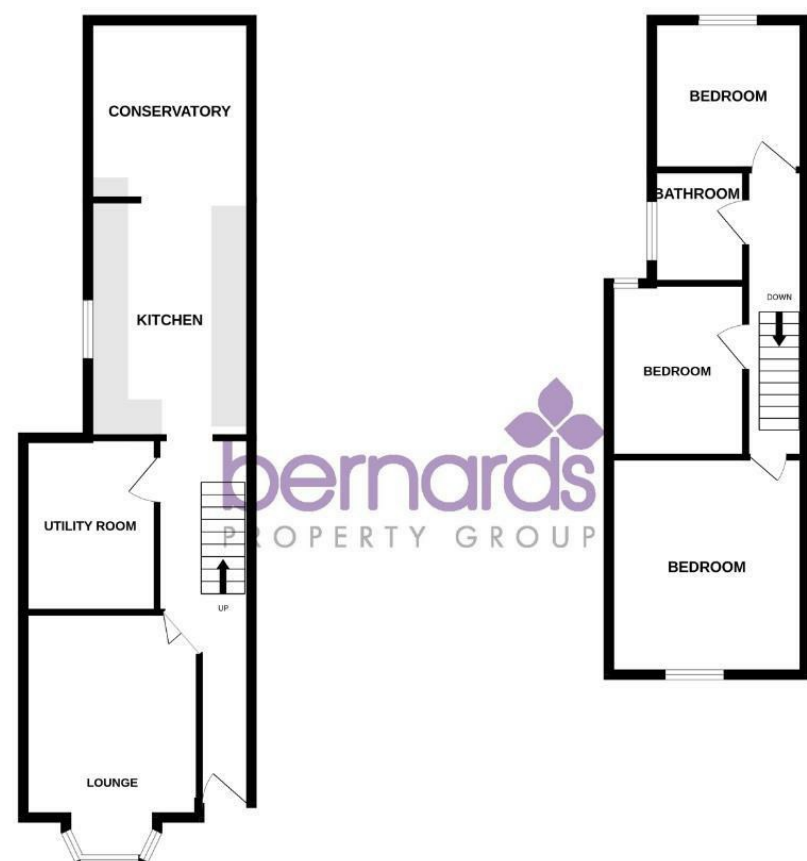
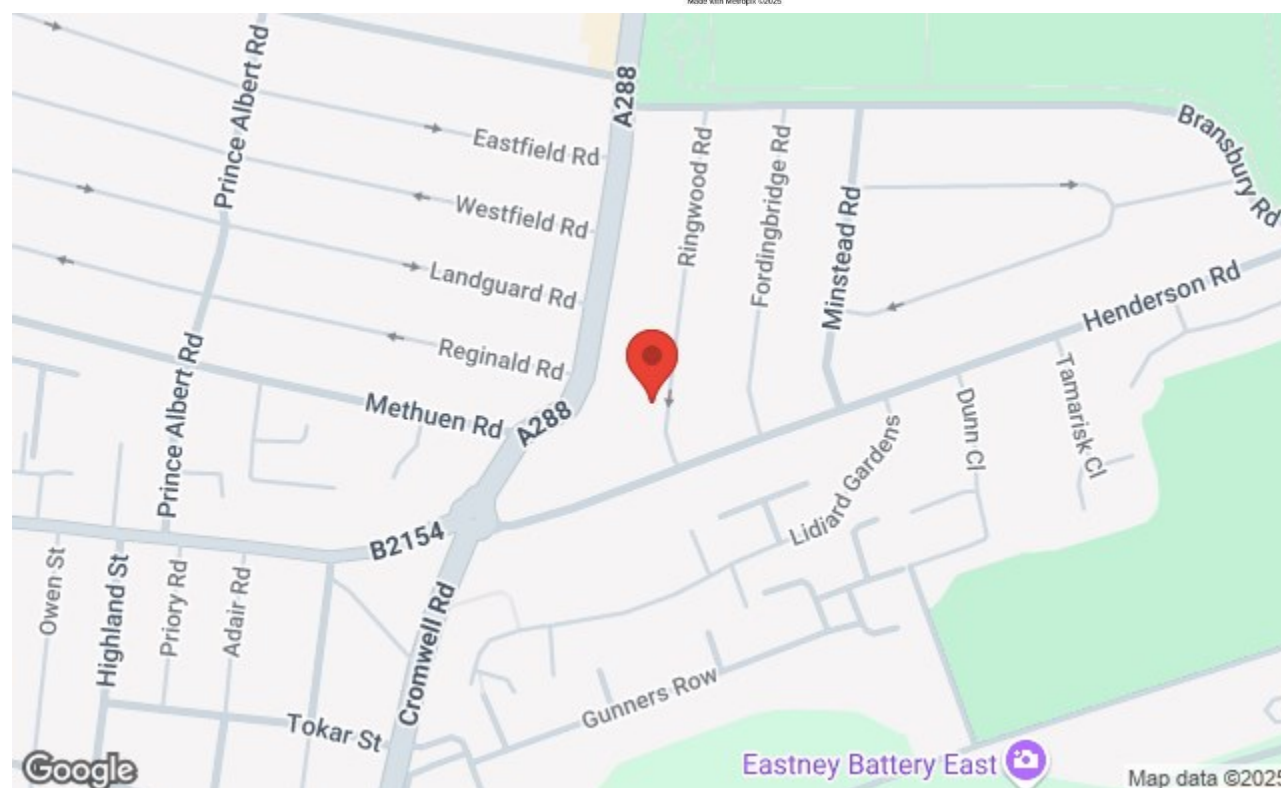


GROUND FLOOR

1ST FLOOR



While 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.



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



FOR SALE

£285,000

Ringwood Road, Southsea PO4 9JJ

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 reception areas

HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 RECEPTION AREAS
- ❖ FIRST FLOOR BATHROOM
- ❖ CLOSE TO BRANSBURY PARK
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ IDEAL FAMILY HOME
- ❖ FIRST TIME BUY
- ❖ REAR GARDEN
- CALL TO VIEW

**** EXTENDED TERRACED HOUSE IN POPULAR EASTNEY LOCATION ****

We are delighted to bring to market this good size family home in Ringwood Road. Extended over time, the home offers good size rooms in a requested location that is ideal for either a first time buyer, young family or first time mover.

The accommodation comprises of two reception areas, a kitchen which has a small extension and then that spills into the rear garden.

On the first floor you'll have 3 bedrooms and a family bathroom.

The location is very popular with it being close to the seafront, Bransbury Park and good access into central areas. A great home that must be viewed at the earliest opportunity

Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
14'4" x 9'9" max (4.37m" x 2.97m" max)

UTILITY ROOM
9'10" x 7'7" (3.00m" x 2.31m")

KITCHEN
13'9" x 9'3" (4.19m" x 2.82m")

CONSERVATORY
10'2" x 9'5" (3.10m" x 2.87m")

FIRST FLOOR

BEDROOM 1
12'11" x 11'11" (3.94m" x 3.63m")

BEDROOM 2
9'11" x 7'9" (3.02m" x 2.36m")

BEDROOM 3
8'6" x 8'0" (2.59m" x 2.44m")

BATHROOM
5'1" x 5'1" (1.55m" x 1.55m")

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) 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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