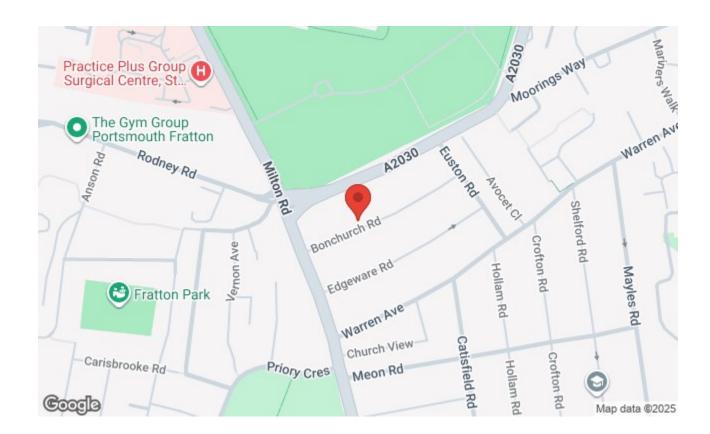
Bonchurch Road, Southsea, PO4 Approximate Area = 1071 sq ft / 99.4 sq m For identification only - Not to scale Bedroom 1 13'9 (4.18) x 9'3 (2.82) Approximate 45'4 (13.82) x 17'5 (5.32) Living Room 12'4 (3.77) to bay x 11'1 (3.39) max Bedroom 2 11'10 (3.60) x 11'3 (3.43) FIRST FLOOR **GROUND FLOOR**

toor plan produced in accordance with RICS Property Measurement 2nd Edition, corporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. roduced for Bernards Estate and Letting Agents Ltd. REF: 1326148



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



Offers In Excess Of £315,000

Bonchurch Road, Southsea PO4 8RY





HIGHLIGHTS

- ◆ THREE BEDROOMS
- TERRACED HOUSE
- BAY & FORECOURT
- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/ DINING
- OFFICE/ STUDY ROOM
- **BRILLIANT FAMILY HOME**
- **CLOSE TO LOCAL PARKS**
- **REQUESTED LOCATION**
- CALL TO VIEW

THREE BEDROOM FAMILY HOME IN **REQUESTED MILTON LOCATION**

We are delighted to bring to market this lovely three bedroom family home in Bonchurch Road, Milton. This property offers a large amount of space with the opportunity for any new owner to really put their mark on a home.

On the ground floor you have a large living room to the front, which offers a place to chill after a long days work. The heartbeat of the house is no doubt the open plan kitchen/ diner which provides a great family/ hosting space to be enjoyed for many years to

come. 'French doors leads into a good size rear garden and an office / study completes the downstairs.

Upstairs you have three double bedrooms, 'top of most families list when moving, giving the extra space needed. A three piece bathroom finalises this family home.

The location of this home is great with schools close by, a short walk to Milton park and access to central Southsea areas as well as the

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





PROPERTY INFORMATION

ANTI-MONEY LAUNDERING

legal obligation to complete anti-AML check should be completed in quotation. 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

covering all our offices, offering a timely manner. Bernards can comprehensive range of mortgages from across the market and various protection products local knowledge and will provide a from a panel of lending insurers. personable service. Please ask a 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 24'0" x 16'11" (7.32 x 5.17) borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full BEDROOM ONE mortgage application, and ways to $13'8" \times 9'3" (4.18 \times 2.82)$ protect your health, home, and income, look no further!

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 PROPERTY TENURE 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 Bernards Estate agents have a reputable removal company. Please ask a member of our sales money laundering checks. The team for further details and a

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 We have a team of advisors interests and get the job done in a recommend several local firms of solicitors who have the necessary member of our sales team for further details.

LIVING ROOM 12'4" x 11'1" (3.77 x 3.39)

KITCHEN/ DINING ROOM

7'3" x 7'3" (2.22 x 2.22)

BEDROOM TWO 11'3" x 11'9" (3.43 x 3.60)

BEDROOM THREE 10'11" x 7'8" (3.35 x 2.35)

BATHROOM 7'7" x 5'4" (2.32 x 1.63)





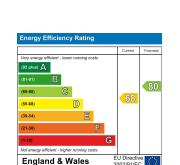
















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