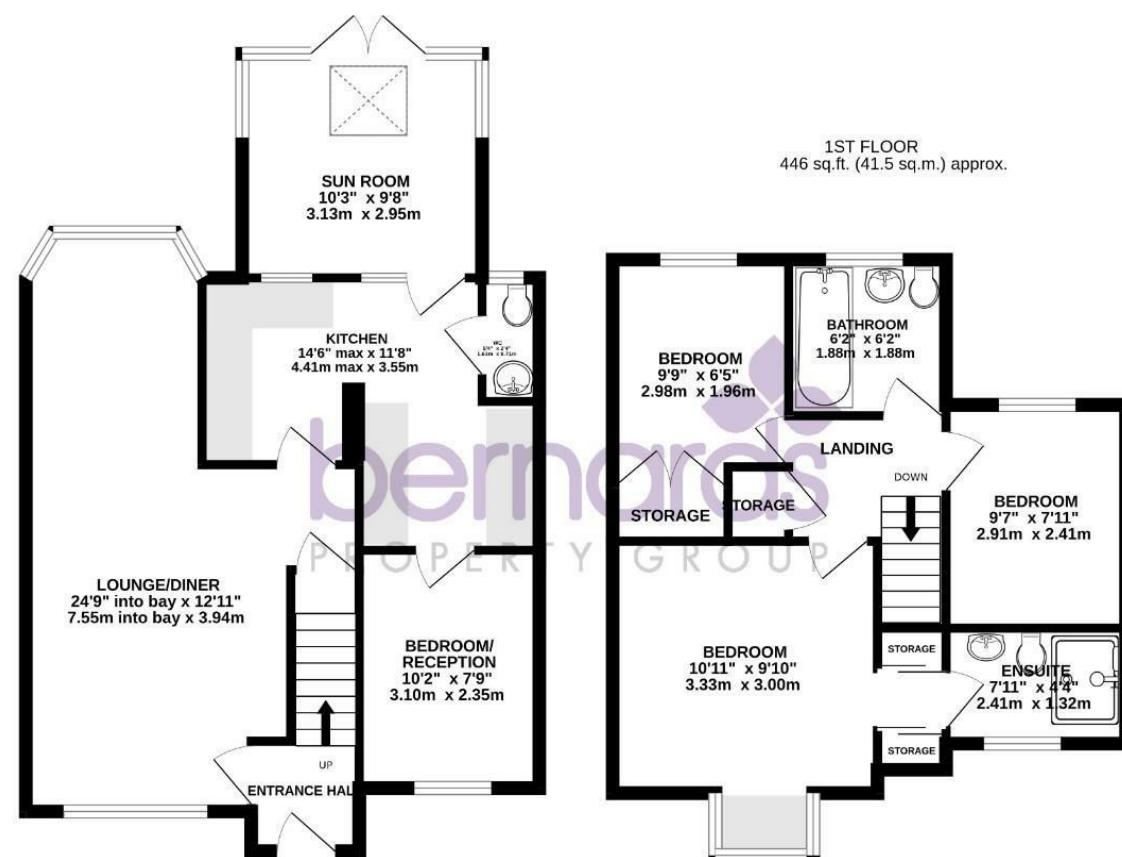
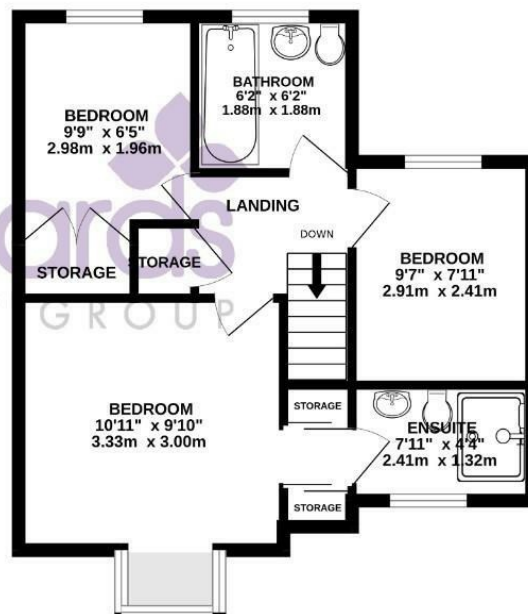


GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



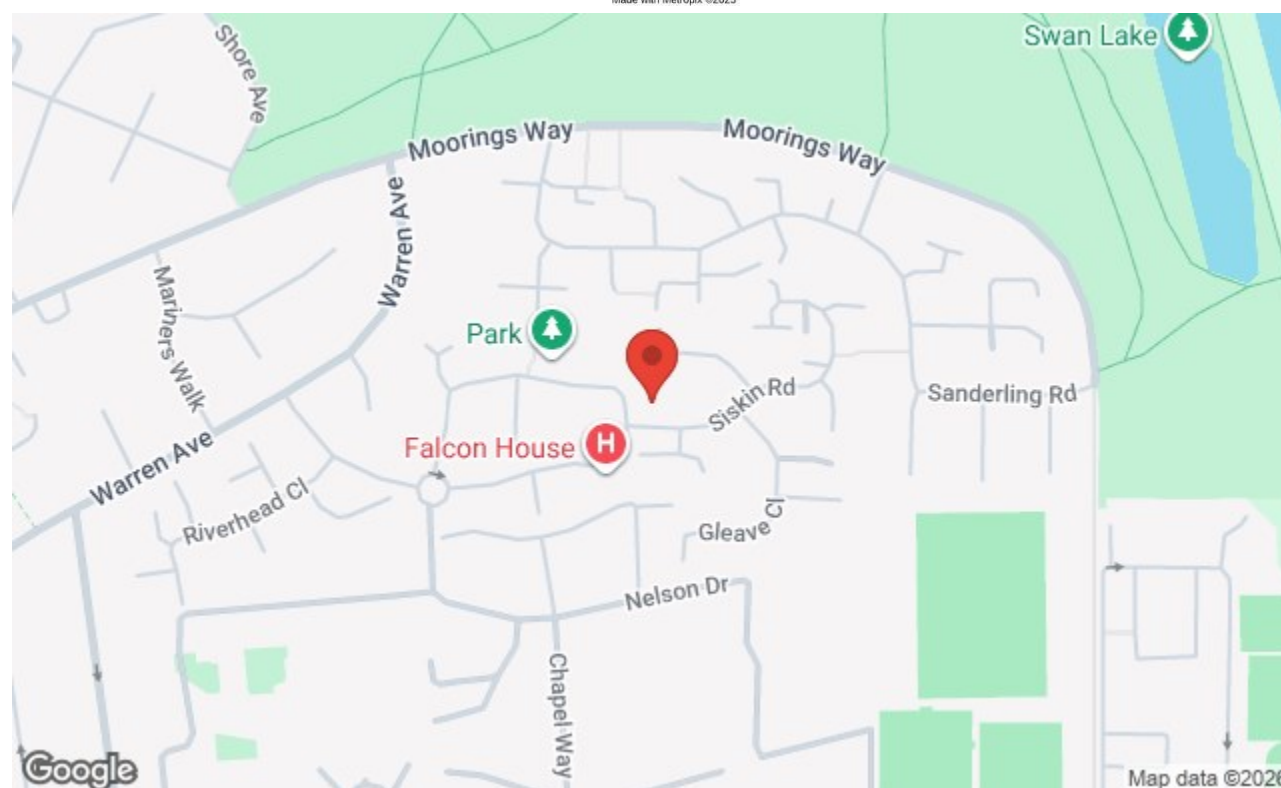
1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1057 sq.ft. (98.2 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£395,000

Milebush Road, Southsea PO4 8NF

bernards
THE ESTATE AGENTS



4 2 2

HIGHLIGHTS

- SEMI DETACHED HOUSE
- 3/4 BEDROOMS
- OFF ROAD PARKING
- REQUESTED LOCATION
- 2 BATHROOMS
- FLEXIBLE ACCOMODATION
- IDEAL FAMILY HOME
- CONSERVATORY
- CLOSE TO PARK
- CALL TO VIEW

**** IMPRESSIVE FAMILY HOME TUCKED AWAY IN POPULAR MILTON FAMILY FRIENDLY AREA ****

We are delighted to bring to market this semi detached home situated in ever popular Milebush Road. Positioned in a family friendly area, this home has been subtly changed over time to offer a good size home that ticks most of the boxes the modern family are looking for.

Firstly, the garage has been converted into an additional room on the ground floor that can now be used as a 4th bedroom or additional reception room. A through lounge diner is

complimented by an L-shaped kitchen which leads into a conservatory offering even more living space.

On the first floor you will find 3 bedrooms, the master bedroom being serviced by an en-suite as well as some further dressing space. A family bathroom completes the set.

The location is very popular with families with good schooling close by, a park on your doorstep and good access into central areas. A brilliant opportunity that needs to be viewed.

Call today to arrange a viewing
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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE / DINER

24'8" x 12'11" (7.54m x 3.94m)

KITCHEN

14'6" x 11'8" max (4.42m x 3.56m max)

SUN ROOM

10'3" x 9'8" (3.12m x 2.95m)

BEDROOM 4 / RECEPTION ROOM

10'2" x 7'9" (3.10m x 2.36m)

WC

FIRST FLOOR

BEDROOM 1

10'11" x 9'10" (3.33m x 3.00m)

DRESSING AREA

EN-SUITE SHOWER ROOM

BEDROOM 2

9'7" x 7'11" (2.92m x 2.41m)

BEDROOM 3

9'9" x 6'5" (2.97m x 1.96m)

BATHROOM

6'2" x 6'2" (1.88m x 1.88m)

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 X

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

PROPERTY TENURE

Freehold

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.

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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	71	83
England & Wales		

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