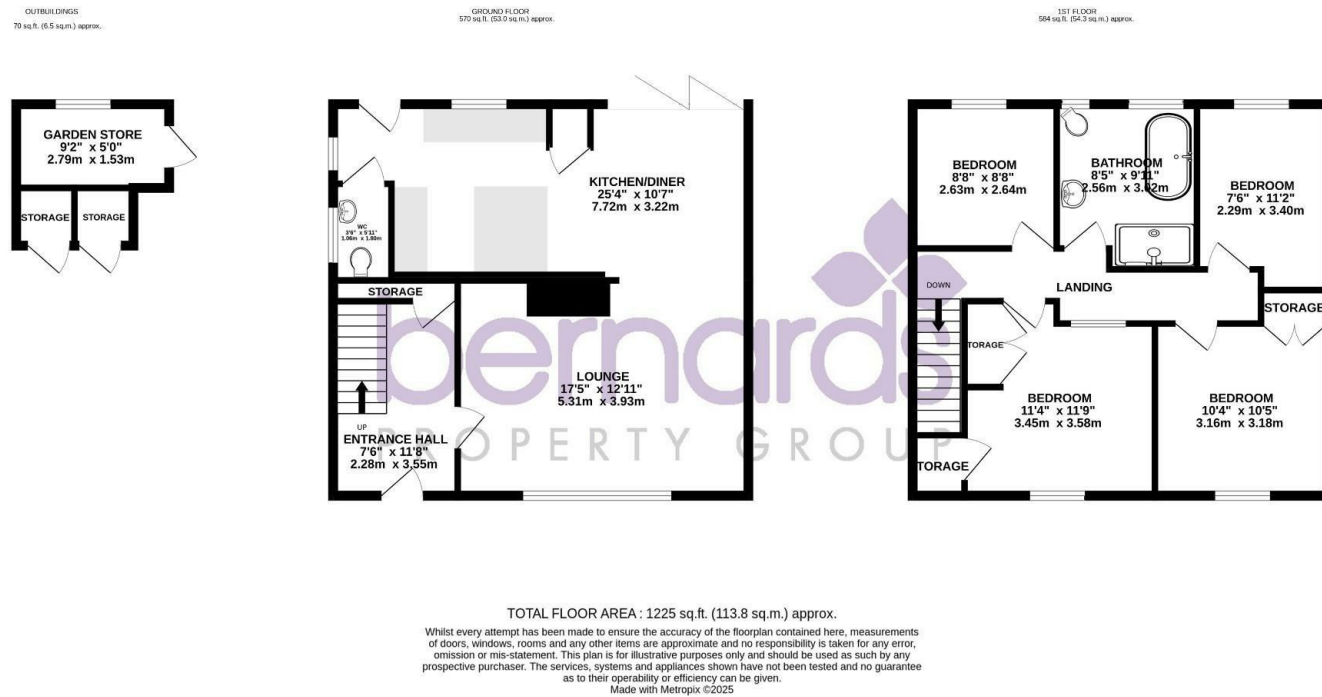




Offers In Excess Of £450,000

Waterlock Gardens, Southsea PO4 8LJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUNNING FAMILY HOME
- ❖ 4 BEDROOMS
- ❖ 4 PIECE BATHROOM SUITE
- ❖ OPEN PLAN LIVING
- ❖ EXCEPTIONAL KITCHEN
- ❖ GENEROUS GARDEN
- ❖ REQUESTED LOCATION
- ❖ RECENTLY RENOVATED
- ❖ IMMACULATE CONDITION
- ❖ CALL TO VIEW

**\*\* STUNNING FAMILY HOME  
GLEAMING FROM RECENT MAKEOVER  
IN POPULAR LOCATION \*\***

We are delighted to bring to market this exceptional family home in this requested pocket of Milton. Still shining from a stunning makeover, the owners have remodeled and transformed this residence to a fantastic property for the next lucky owners to enjoy for years to come.

As you step inside, you are greeted by a generous lounge with a striking feature wall that separates the lounge from the open plan kitchen diner. This has been wonderfully designed with enough space

for a good size dining area. A downstairs WC only helps with modern living.

The first floor layout has been slightly redesigned to allow for an exceptional 4 piece bathroom suite that will take your breath away. The bedroom sizes are great for a family to grow into whilst outside you will find a great size low maintenance garden, complete with ample brick built storage.

The location is great with it being tucked away yet still offering great access to central areas, green areas for dog walks and for children to play whilst there are popular schools and amenities close by. A superb opportunity that must be viewed to be appreciated.



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



Call today to arrange a viewing  
**02392 864 974**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## GROUND FLOOR

**LOUNGE**  
17'5" x 12'11" (5.31m" x 3.94m")

**KITCHEN DINER**  
25'4" x 10'7" (7.72m" x 3.23m")

## WC

## FIRST FLOOR

**BEDROOM 1**  
11'4" x 11'9" (3.45m" x 3.58m")

**BEDROOM 2**  
10'5" x 10'4" (3.18m" x 3.15m")

**BEDROOM 3**  
11'2" x 7'6" (3.40m" x 2.29m")

**BEDROOM 4**  
8'8" x 8'8" (2.64m" x 2.64m")

**BATHROOM**  
9'11" x 8'5" (3.02m" x 2.57m")

**GARDEN STORE**  
9'2" x 5'0" (2.79m" x 1.52m")

## 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 D

## 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.

## 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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