

£300,000

Moorings Way, Southsea PO4 8QW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ GARAGE AND STORE
- ❖ DOWNSTAIRS WC
- ❖ LARGE ACCOMMODATION
- ❖ NO ONWARD CHAIN
- ❖ LOW MAINTENANCE GARDEN
- ❖ UTILITY ROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ CALL TO VIEW

**\*\* IDEAL FAMILY HOME WITH GARAGE AND OFFERED WITH NO CHAIN \*\***

We are delighted to offer for sale this terraced home in Moorings Way. Offered with NO ONWARD CHAIN and also benefiting from a GARAGE at the rear, this is a great opportunity that can't be passed up.

As you step inside you are greeted by a large lounge diner that will comfortably accommodate a sofa and dining table with room to spare. The kitchen is a good size and particularly bright with an additional utility room and WC only adding to the appeal.

All 3 bedrooms on the first floor are generous in

size and a family bathroom completes the set. The rear garden is low maintenance and with the garage complimented by an additional store room, there is an abundance of storage at your disposal.

The location is hugely convenient and offers great access in and out of central areas. The Eastern Road is on your door step if your work takes you out of town yet it's also a short distance South towards the seafront when the sun shines. A great home that must be viewed at the earliest convenience.

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





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# PROPERTY INFORMATION

## GROUND FLOOR

**LIVING / DINING ROOM**  
16'11" x 15'1" (5.16m" x 4.60m")

**KITCHEN**  
11'0" x 10'4" (3.35m" x 3.15m")

**UTILITY (T-SHAPED)**  
15'8" x 8'11" max (4.78m" x 2.72m" max)

## WC

## FIRST FLOOR

**BEDROOM 1**  
13'2" x 13'1" (4.01m" x 3.99m")

**BEDROOM 2**  
12'11" x 10'6" (3.94m" x 3.20m")

**BEDROOM 3**  
10'0" x 9'2" (3.05m" x 2.79m")

**SHOWER ROOM**  
8'8" x 5'7" (2.64m" x 1.70m")

## OUTSIDE

## GARAGE

## STORE ROOM

**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**  
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.

**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 |         |           |
|                                             | 71      | 83        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





## Moorings Way, Southsea, PO4

Approximate Area = 1070 sq ft / 99.4 sq m

Garage = 145 sq ft / 13.4 sq m

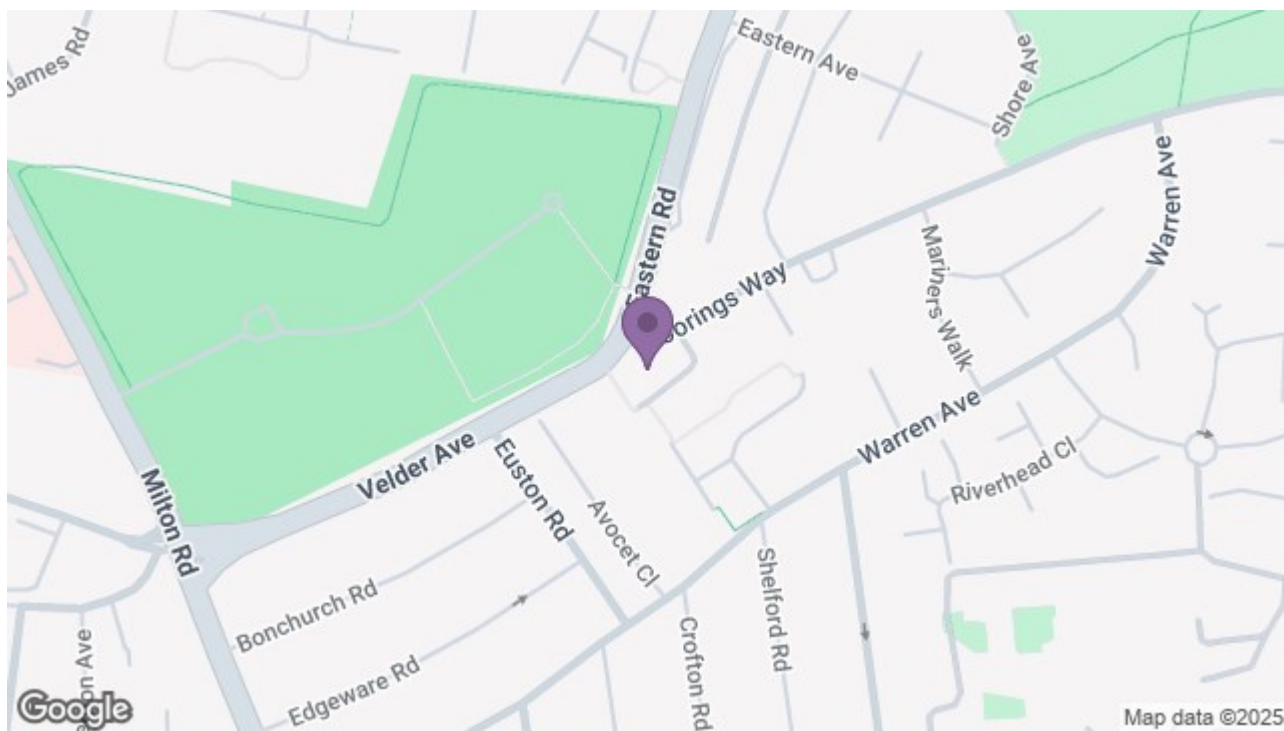
Outbuilding = 52 sq ft / 4.8 sq m

Total = 1267 sq ft / 117.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1370925



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

