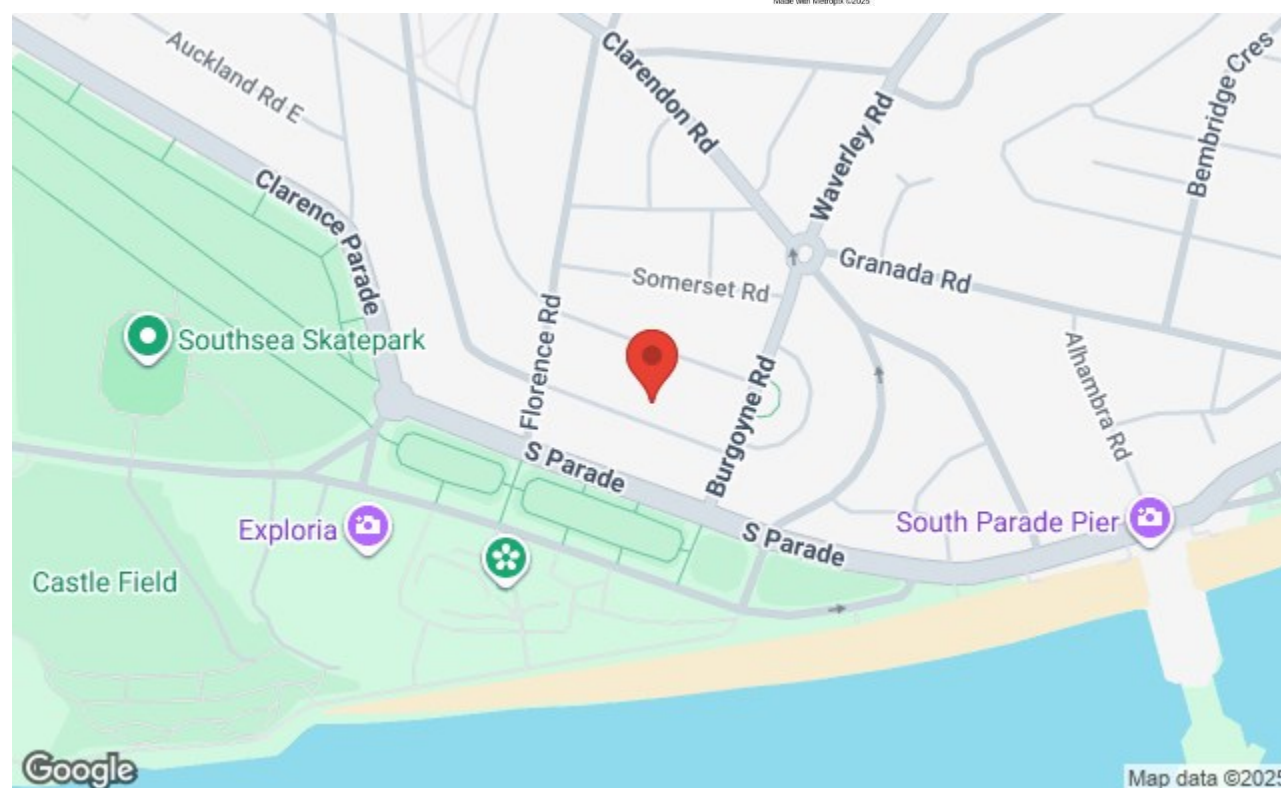


TOTAL FLOOR AREA: 1336 sq ft. (124.2 sq.m.) approx.

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 misstatement. 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 operation or efficiency can be given. Made with Floorplan (2020).



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



FOR SALE

Price Guide £425,000

Clarence Road, Southsea PO5 2LG

bernards
THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ NEUTRAL DECOR
- ❖ TWO RECEPTION ROOMS
- ❖ TWO BATHROOMS
- ❖ POPULAR LOCATION
- ❖ CENTRAL SOUTHSEA
- ❖ MINUTES FROM SEAFRONT
- ❖ CALL TO VIEW

****THREE BEDROOM FAMILY HOME MINUTES FROM SEAFRONT****

We are delighted to bring to market this lovely double bay fronted, three bedroom family home located a stones throw from Southsea seafront on Clarence Road.

At the front of the property you have a good sized living room which benefits from the large bay window flooding the room with natural light, as well as a second reception room which can be used as a sitting room/ arts room as there is the addition of a dining room, with bay window, next to the recently renovated kitchen. Completing the ground floor is the shower room and conservatory

leading onto the rear garden.

Upstairs you have three large bedrooms all providing plenty of space. The master bedroom which has the wonderful bay window is a sizeable room with built in storage. The second room is a nice size and the third bedroom offers two rooms in one. One can be used as a dressing room/ study and the other is plenty big enough for a double bedroom. Finalising the accommodation is the three piece family bathroom.

The location of this property is second to none with its proximity to the seafront, Palmerston Road and Canoe Lake.

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



PROPERTY INFORMATION

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

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!

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.

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.

RECEPTION ROOM

11'6" x 16'2" (3.52 x 4.95)

RECEPTION ROOM TWO

9'8" x 13'6" (2.96 x 4.13)

SHOWER ROOM

DINING ROOM

11'10" x 11'11" (3.61 x 3.64)

KITCHEN

10'0" x 8'7" (3.05 x 2.62)

CONSERVATORY

10'11" x 5'8" (3.33 x 1.75)

BEDROOM ONE

15'1" x 15'10" (4.62 x 4.85)

BEDROOM TWO

9'10" x 13'6" (3.00 x 4.13)

BEDROOM THREE

10'0" x 11'10" (3.05 x 3.63)

DRESSING ROOM

10'2" x 8'2" (3.10 x 2.51)

BATHROOM



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		

Scan here to see all our properties for sale and rent



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

