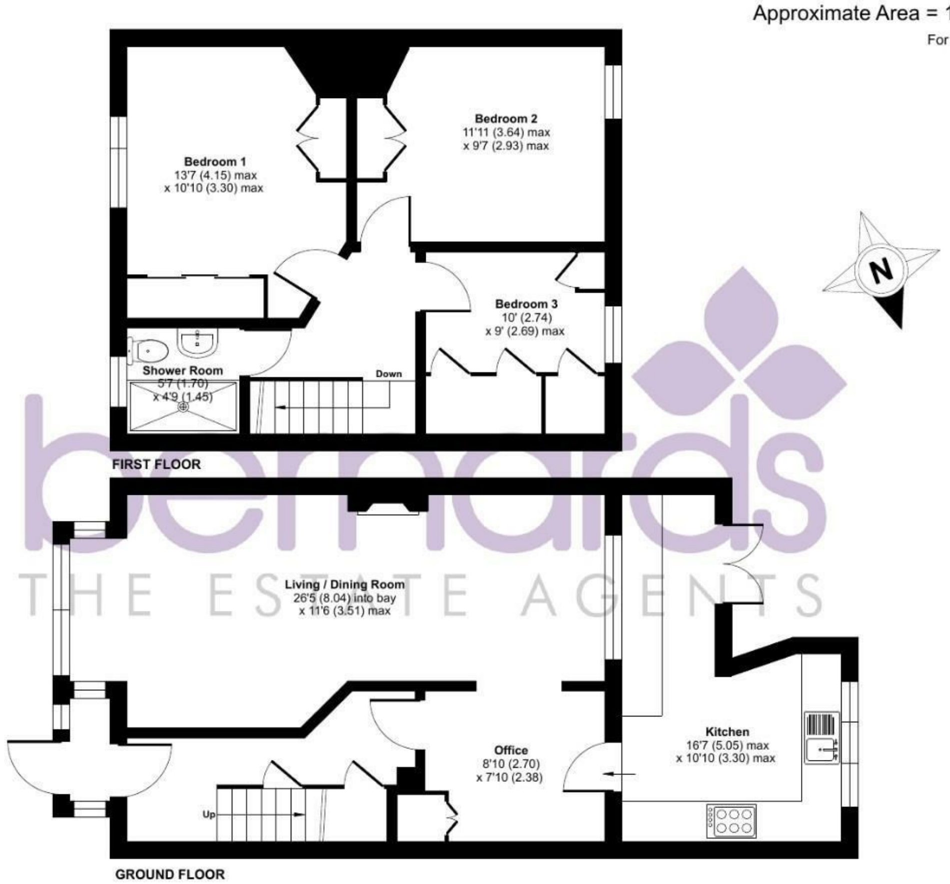
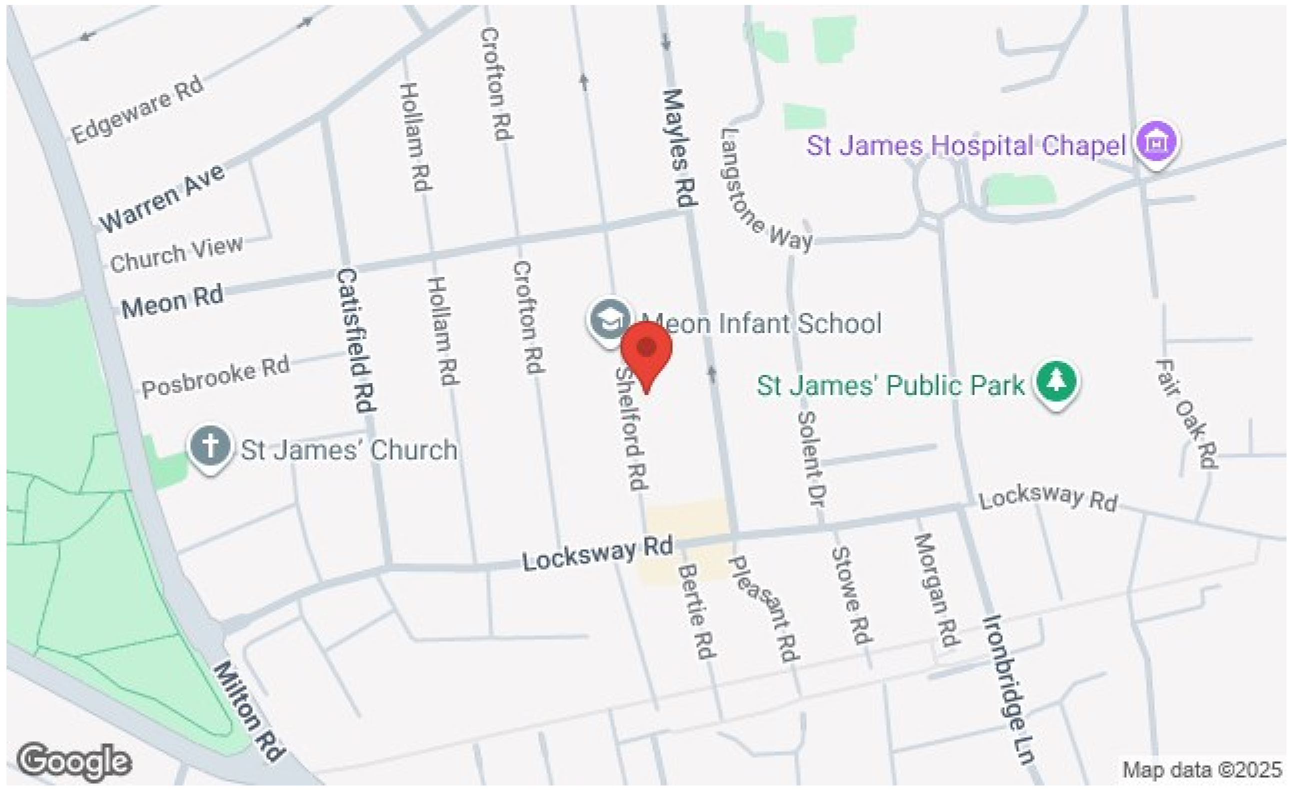
Shelford Road, Southsea, PO4

Approximate Area = 1035 sq ft / 96.1 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: 1359595



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

FOR SALE

£335,000

Shelford Road, Southsea PO4 8NT

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- IMPRESSIVE FAMILY HOME
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- EXTENDED ACCOMODATION
- OPEN PLAN LIVING SPACE
- REQUESTED LOCATION
- CLOSE TO SCHOOLS
- LOVELY FINISH THROUGHOUT
- LOW MAINTENANCE GARDEN
- CALL TO VIEW

** LOVELY EXTENDED FAMILY HOME SITUATED IN HEART OF MILTON OFFERED CHAIN FREE **

We are delighted to bring to market this wonderful family home in Shelford Road. Offering extended accommodation and in lovely decorative order, this property is offered CHAIN FREE for the next owner to enjoy for years to come.

On the ground floor you will find a spacious lounge diner with additional space that is ideal to set up a 'working from home' arrangement. A large L-shaped kitchen set up is also on hand which overlooks the generous rear garden.

On the first floor you will find 3 good size bedrooms and a shower room giving you everything you need to enjoy family living from day one.

The location is very popular with families with schooling close by, good access into central areas and some greener areas for dog walks and for the children to let off steam. A great home that must be viewed as soon as possible

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk

PROPERTY INFORMATION

GROUND FLOOR

LIVING DINING ROOM
26'5" x 11'6 max (8.05m" x 3.51m max)

OFFICE SPACE
8'10" x 7'10" (2.69m" x 2.39m")

KITCHEN
16'7" x 10'10" max (5.05m" x 3.30m" max)

FIRST FLOOR

BEDROOM 1
13'7" x 10'10" max (4.14m" x 3.30m" max)

BEDROOM 2`
11'11" x 9'7" max (3.63m" x 2.92m" max)

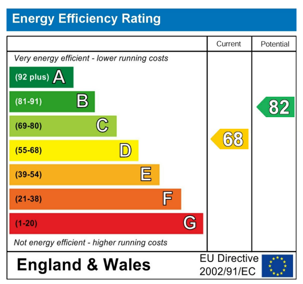
BEDROOM 3
10'0" x 9'0" max (3.05m" x 2.74m" max)

BATHROOM
5'7" x 4'9" (1.70m" x 1.45m")

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

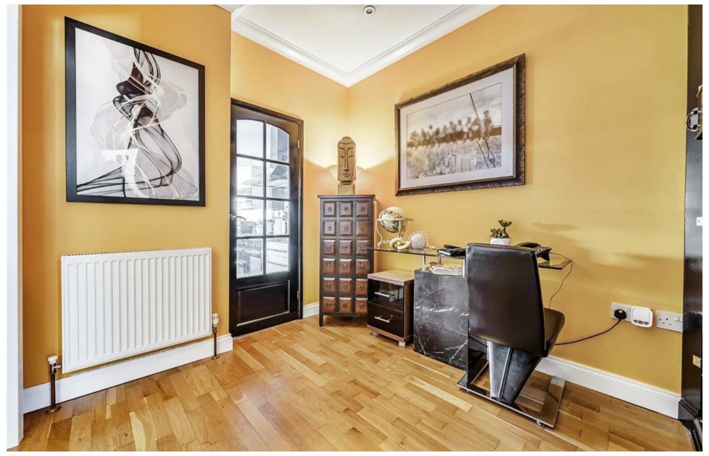
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

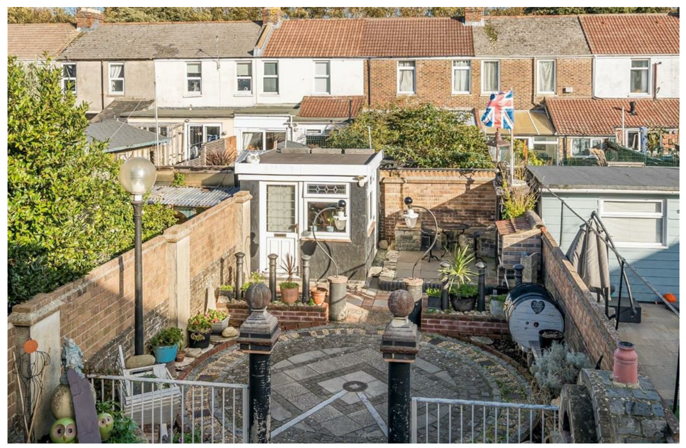
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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!

Scan here to see all our properties for sale and rent





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