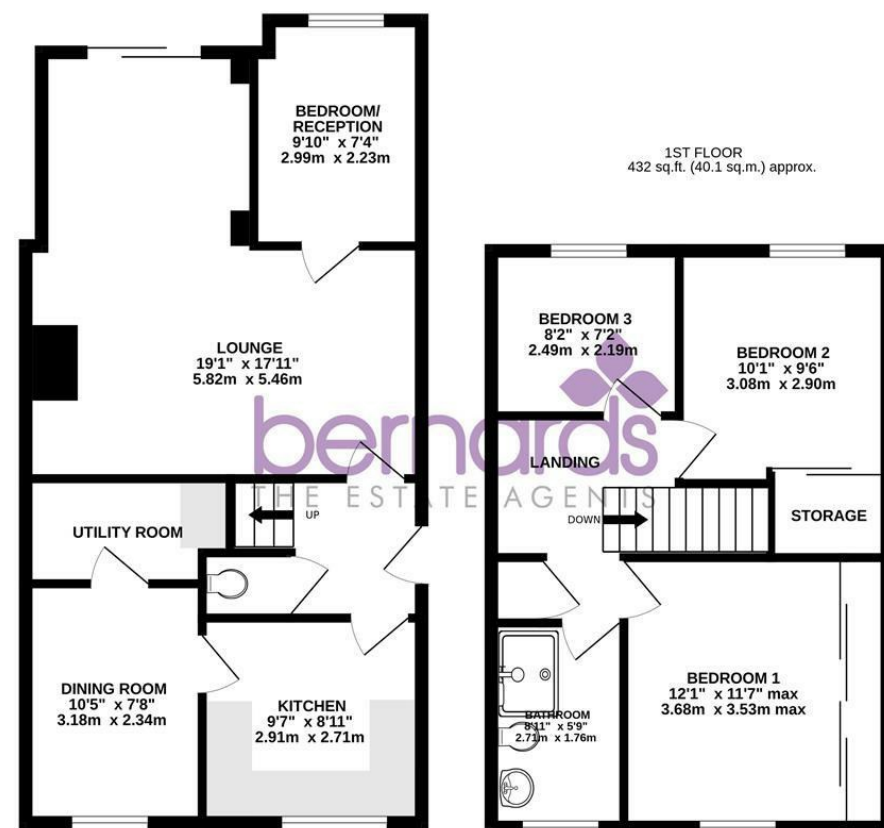
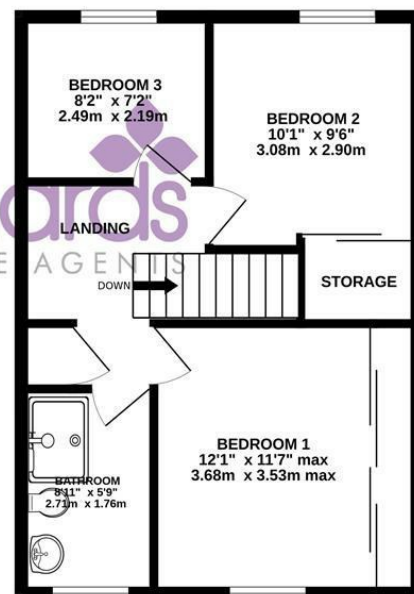


GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.2 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Guide Price £375,000

Severn Close, Portchester PO16 8QT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PERFECT FAMILY HOME
- ❖ MODERN KITCHEN
- ❖ NEWLY FITTED SHOWER ROOM AND DOWNSTAIRS W/C
- ❖ LARGE DRIVEWAY
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ EXTENDED LIVING SPACE
- ❖ POPULAR PORTCHESTER LOCATION
- ❖ OVER 1,000SQFT OF LISPAC
- ❖ AIR CONDITIONING FITTED TO ALL BEDROOMS AND LOUNGE
- A MUST VIEW

Situated in a highly sought-after area of Portchester, this beautifully extended family home offers modern living and is within walking distance of Cams Hill School and Portchester train station. Fully updated throughout, the property provides ample space for a growing family with a flexible layout and stylish finishes.

The modern kitchen is a standout feature, boasting plenty of storage and generous worktop space, perfect for family meals or entertaining. Adjacent to the kitchen, a bright dining room offers a wonderful space for gatherings, complemented by a practical utility room ideal for extra storage.

To the rear of the home, the spacious, extended sitting room provides the perfect area for family time, with room for everyone to relax and unwind. An additional reception room adds versatility to the home, functioning well as a

fourth bedroom or a home office, depending on your needs.

Upstairs, the property offers three well-sized bedrooms, all with fitted storage, and a contemporary shower room. All the bedrooms and sitting room also have the luxury of air conditioning fitted.

Outside, a large driveway at the front provides ample parking, while the low-maintenance rear garden offers plenty of space for outdoor enjoyment without the hassle of extensive upkeep.

With its fantastic location near schools, shops, and Portchester train station, this home offers both convenience and comfort, making it an ideal choice for family living.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

19'1" x 17'10" (5.82 x 5.46)

DINING ROOM

10'5" x 7'8" (3.18 x 2.34)

KITCHEN

9'6" x 8'10" (2.91 x 2.71)

BEDROOM FOUR/RECEPTION ROOM

9'9" x 7'3" (2.99 x 2.23)

BEDROOM ONE

12'0" x 11'6" (3.68 x 3.53)

BEDROOM TWO

10'1" x 9'6" (3.08 x 2.90)

BEDROOM THREE

8'2" x 7'2" (2.49 x 2.19)

BATHROOM

8'10" x 5'9" (2.71 x 1.76)

EPC - C

COUNCIL TAX BAND - C

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!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.

SOLICITORS

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.

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

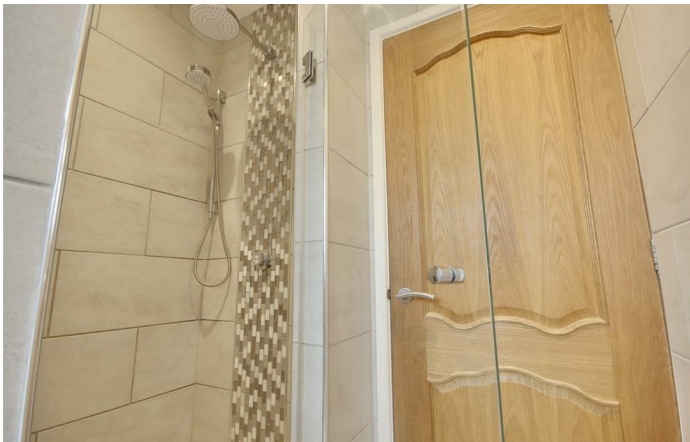
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,625PCM. This would provide a 5.42% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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



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