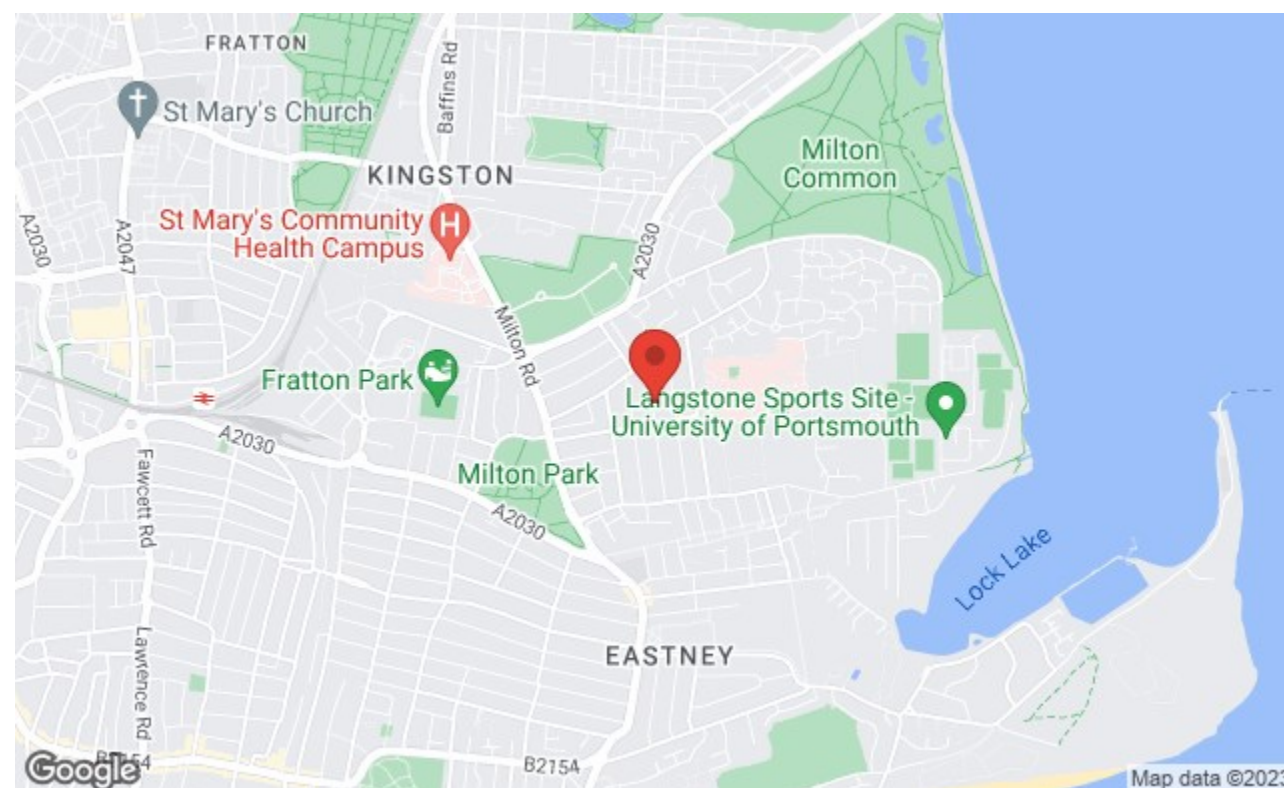


TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£375,000

Crofton Road, PO4 8NX

bernards
THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- THREE BEDROOMS
- WELL PRESENTED
- OPEN PLANNED KITCHEN/DINING AREA
- SEPARATE LIVING ROOM
- LOW-MAINTENANCE GARDEN
- BUILT IN STORAGE
- OFF ROAD PARKING
- GARDEN STORE & PLAYROOM
- SOUGHT AFTER LOCATION
- A MUST VIEW

**** OFFERED CHAIN FREE ****

We are delighted to offer this impressive three bedroom property in the highly sought after area of Milton. The property has been let in recent times so is offered without forward chain.

This property itself boasts an impressive exterior from the outset with the added benefit of having off-road parking, something that's high on any buyers wish list.

Stepping inside the property you have a very well kept, modern lounge with electric fire, which would make the

perfect space to relax and unwind. The pièce de résistance of this property would have to be its stunning kitchen. Its an ultra modern space with fitted appliances, an island, inset LED lights and built in Bluetooth speakers in the ceiling. This room would make the perfect room for entertaining, with its double doors to the rear its a fantastic space to for hosting.

Upstairs you have three double bedrooms and a modern fitted bathroom. Please call to make an internal viewing inspection

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



PROPERTY INFORMATION

LOUNGE

11'11" x 13'4" (3.63m x 4.06m)
Carpet flooring, skirting boards, smooth walls and ceilings, radiators, power points, modern electric fire, UPVC double glazed window to front elevation

KITCHEN

20'2" x 11'1" (6.15m x 3.38m)
Modern kitchen, Karndean flooring, base and wall units and island with roll top work surfaces, built in appliances, spotlights, Bluetooth Speaker built into ceiling, modern ceiling-to-floor radiator, power points, UPVC double glazed french doors and window to rear elevation

MASTER BEDROOM

13'5" x 12" (4.09m x 3.66m)
Carpet flooring, skirting boards, smooth walls and ceilings, radiators, power points, UPVC double glazed window to front elevation

BEDROOM 2

8'4" x 11'3" (2.54m x 3.43m)
Carpet flooring, skirting boards, smooth walls and ceilings, radiators, power points, UPVC double glazed window to rear elevation

BEDROOM 3

10'11" x 9'7" (3.33m x 2.92m)
Carpet flooring, skirting boards, smooth walls and ceilings, radiators, power points, built in storage UPVC double glazed window to front elevation

BATHROOM

11'5" x 6'1" (3.48m x 1.85m)
Tile flooring and splash backs, heated towel rail, extractor fan, spotlights smooth ceilings and walls, panel bath with shower, 3 x UPVC double glazed window to rear elevation

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

Portsmouth City Council:

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.

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		86
(81-91) B		
(69-80) C		67
(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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