



# PROPERTY INFORMATION

## ENTRANCE HALLWAY

### LOUNGE

15'3" x 10'8" (4.67 x 3.26)

### KITCHEN

12'3" x 9'6" (3.75 x 2.92)

### DINING ROOM

9'11" x 9'6" (3.04 x 2.92)

### REAR EXTENSION

11'4" x 6'1" (3.46 x 1.86)

### W.C

4'11" x 3'10" (1.52 x 1.19)

### GARDEN STORE

6'10" x 6'5" (2.09 x 1.96)

### BEDROOM ONE

12'9" x 10'8" (3.91 x 3.26)

### BEDROOM TWO

12'6" x 9'8" (3.83 x 2.95)

### BEDROOM THREE

10'8" x 9'4" (3.26 x 2.86)

### BATHROOM

7'5" x 5'6" (2.28 x 1.70)

### ANTI MONEY LAUNDERING HAVANT

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

### HAVANT COUNCIL TAX BAND

Havant Borough Council: BAND B

### 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.

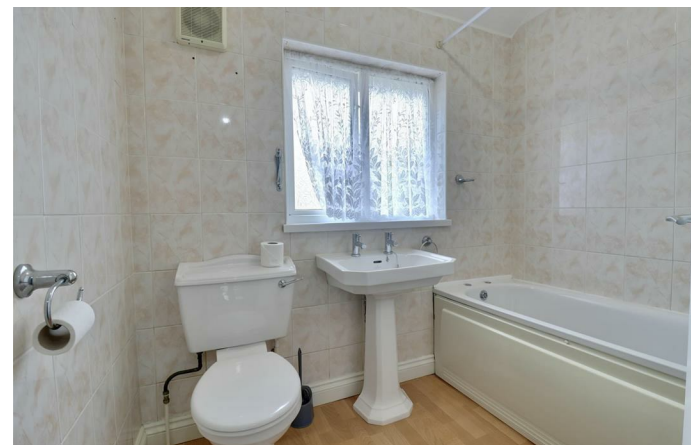
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### OFFER VERIFICATION 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.

### SOLICITOR QUOTES

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
72	84

EU Directive 2002/91/EC  
England & Wales



Call today to arrange a viewing  
02392 482147  
www.bernardsestates.co.uk

