



Guide Price £290,000

Lind Way, Southampton SO31 7GR

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THE ESTATE AGENTS



Total floor area: 105.7 sq.m. (1,138 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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PROPERTY GROUP



HIGHLIGHTS

- ❖ SOLD WITH NO ONWARD CHAIN
- ❖ PERFECT FIRST-TIME BUYER OR FAMILY HOME
- ❖ OVER 1,138 SQ FT OF ACCOMMODATION
- ❖ THREE WELL-PROPORTIONED BEDROOMS
- ❖ IDEALLY POSITIONED FOR SWANWICK TRAIN STATION + M27 MOTORWAY LINKS
- ❖ GENEROUS LOUNGE AND SEPARATE DINING ROOM
- ❖ MODERN FITTED KITCHEN WITH UTILITY ROOM
- ❖ BOARDED LOFT WITH LADDER ACCESS
- ❖ OFF-ROAD PARKING AND ENCLOSED REAR GARDEN
- ❖ CLOSE TO LOCAL SCHOOLS, PARKS AND RECREATIONAL FACILITIES

EXTENDED THREE BEDROOM FAMILY HOME WITH HOME OFFICE SPACE – OVER 1,130 SQ FT – NO ONWARD CHAIN

Bernards are delighted to welcome to the market this deceptively spacious three bedroom mid-terrace family home, offered with NO ONWARD CHAIN, making it an excellent opportunity for first-time buyers, growing families and those looking for a straightforward move.

Boasting an impressive 1,138 sq ft of versatile accommodation, this well-presented home offers the perfect blend of living space, practicality and work-from-home flexibility.

Upon entering the property, you are greeted by a welcoming entrance hall which provides access to the partially converted garage, now creating a highly useful home office/study space whilst retaining valuable storage. The generous lounge offers an excellent space to relax and unwind, complemented by a convenient downstairs cloakroom.

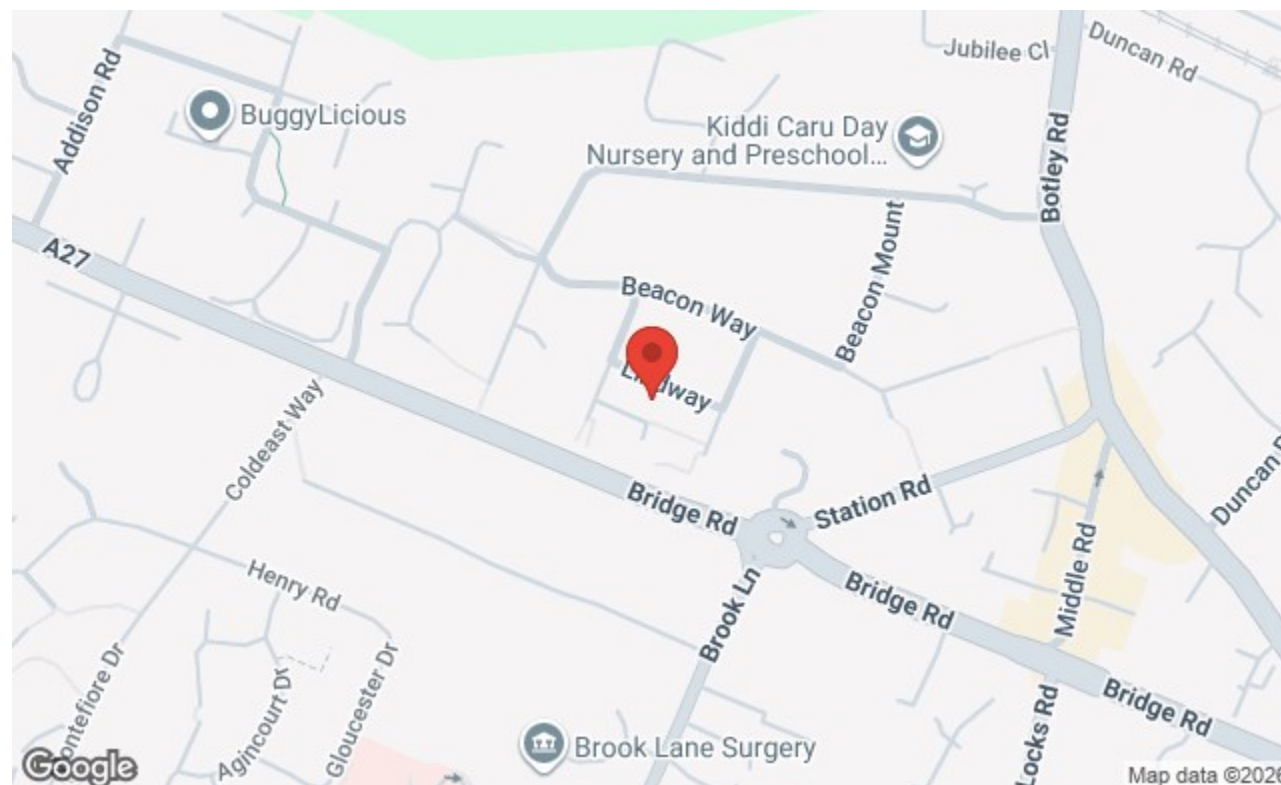
To the rear of the property, the dining room enjoys direct access to the garden via sliding doors, creating the perfect setting for family meals and entertaining guests. The modern fitted kitchen is well-appointed and flows

seamlessly into a practical utility room, providing additional storage and workspace.

The first floor continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from its own private WC, whilst the remaining bedrooms are served by a modern three-piece family bathroom. Two additional storage cupboards on the landing further enhance the practicality of the home.

Externally, the property offers off-road parking to the front and a delightful enclosed rear garden, ideal for enjoying the warmer months. Further benefits include gas central heating, double glazing throughout and a boarded loft with ladder access, providing excellent additional storage.

Whether you're taking your first step onto the property ladder or searching for a spacious family home, this versatile property ticks all the boxes. We would highly recommend an internal viewing to appreciate every



79 High Street, Fareham, Hampshire, PO16 7AX
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Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
20'2" x 11'5" (6.15 x 3.48)

STUDY
8'5" x 7'10" (2.57 x 2.41)

DINING ROOM
11'6" x 11'1" (3.53 x 3.40)

KITCHEN
9'4" x 7'10" (2.87 x 2.39)

UTILITY ROOM
8'10" x 7'10" (2.71 x 2.41)

BEDROOM ONE
11'3" x 10'2" (3.43 x 3.10)

BEDROOM TWO
10'9" x 10'0" (3.28 x 3.07)

BEDROOM THREE
9'6" x 7'10" (2.90 x 2.41)

BATHROOM
8'3" x 5'6" (2.54 x 1.68)

STORE
8'3" x 7'6" (2.54 x 2.29)

COUNCIL TAX BAND C

TENURE
Freehold

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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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