

Offers In The Region Of
£235,000
Binstead Road, Portsmouth PO2 7PL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GREAT FAMILY HOME
- ❖ NO CHAIN
- ❖ THREE BEDROOMS
- ❖ GOOD LOCATION
- ❖ REAR ENCLOSED GARDEN
- ❖ MODERN KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CONTACT TODAY TO VIEW

Situated in Binstead Road, this lovely house offers a perfect blend of comfort and modern living. With two spacious reception rooms adorned with stylish Amtico flooring, the home provides an inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen is a delightful space, equipped with contemporary appliances and ample storage.

The property boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The modern downstairs bathroom is both practical and stylish, catering to the needs of a busy household.

Step outside to discover a low maintenance south-facing garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This outdoor space offers a serene retreat, allowing you to unwind in privacy.

Overall, this property presents an excellent opportunity for those seeking a well-appointed home in a vibrant area. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

RECEPTION ROOM

13'1" x 10'11" (3.99 x 3.35)

RECEPTION TWO

12'11" x 10'9" (3.96 x 3.28)

KITCHEN

13'5" x 8'2" (4.11 x 2.49)

BATHROOM

GARDEN

BEDROOM ONE

13'1" x 10'9" (4.01 x 3.3)

BEDROOM TWO

11'1" x 10'0" (3.38 x 3.05)

BEDROOM THREE

10'4" x 8'0" (3.15 x 2.46)

Council Tax

The local authority is Portsmouth city Council.
BAND : B £1,696.27

Anti-Money Laundering

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

Conveyancing

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 conveyance 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.

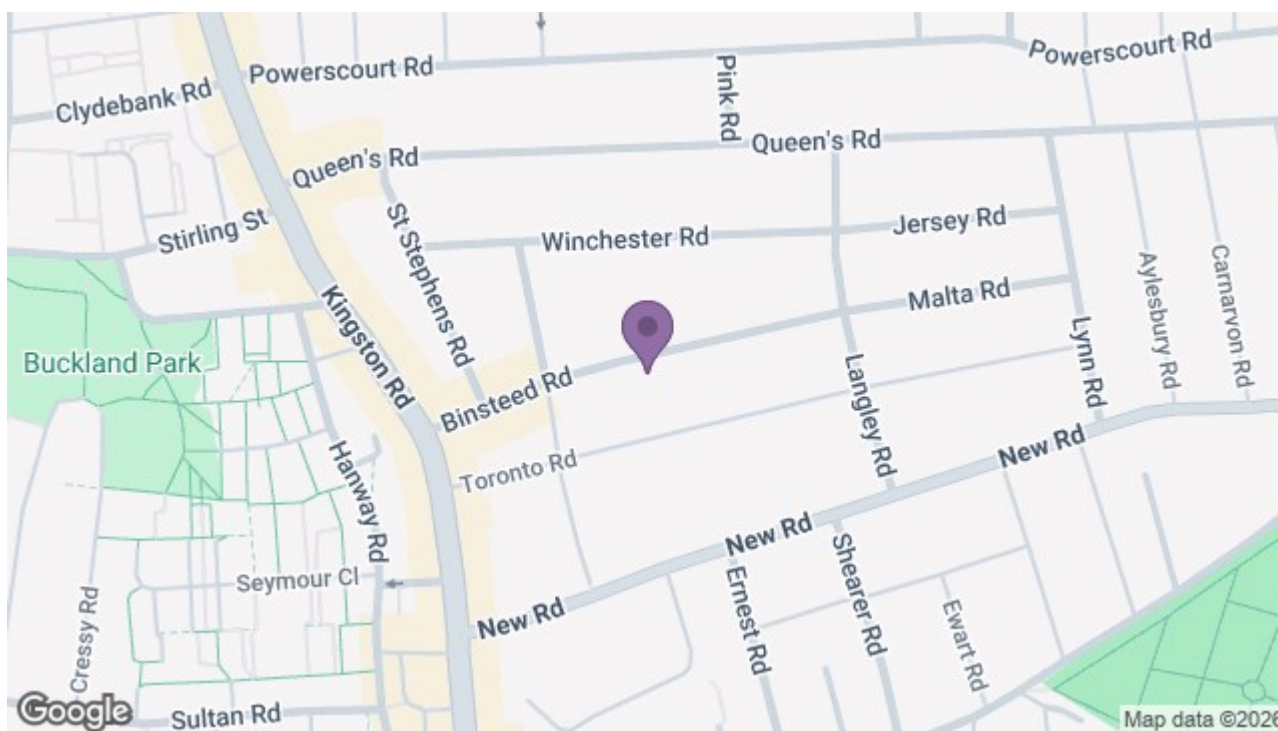
Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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