

PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

16'0" x 14'1" (4.88m x 4.29m)

WC

UTILITY / BOOT ROOM

7'10" x 7'2" (2.39m x 2.18m)

KITCHEN / DINER / FAMILY ROOM

26'5" x 25'8" (8.05m x 7.82m)

PANTRY / STORAGE SPACE

FIRST FLOOR

BEDROOM 1

12'7" x 10'4" (3.84m x 3.15m)

DRESSING AREA

12'11" x 8'4" (3.94m x 2.54m)

EN-SUITE BATHROOM

12'11" x 5'7" (3.94m x 1.70m)

BEDROOM 2

16'0" x 14'1" max (4.88m x 4.29m max)

BATHROOM

8'9" x 7'10" (2.67m x 2.39m)

2ND FLOOR

BEDROOM 3

17'2" x 10'6" (5.23m x 3.20m)

EN-SUITE

8'11" x 5'8" (2.72m x 1.73m)

STORAGE

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 E

BAND E

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.

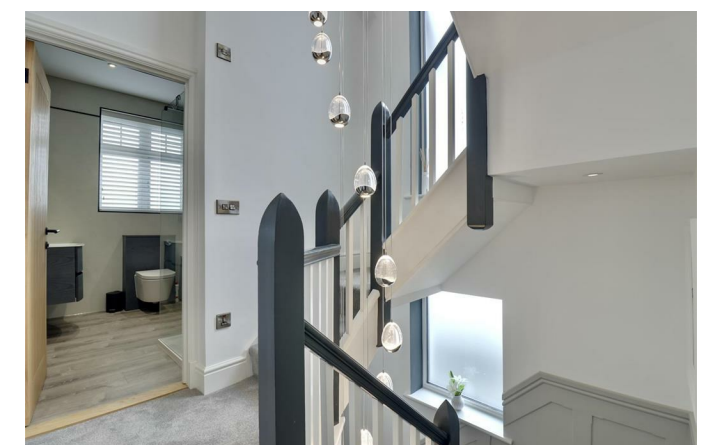
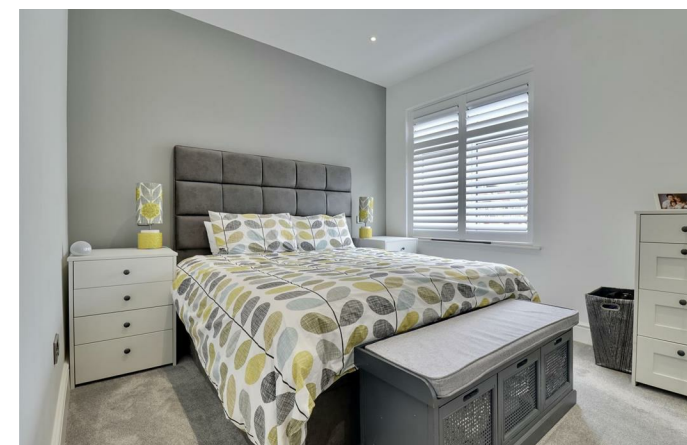
BERNARDS MORTGAGE & PROTECTION

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!

PROPERTY TENURE

Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	76 55
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

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Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk

