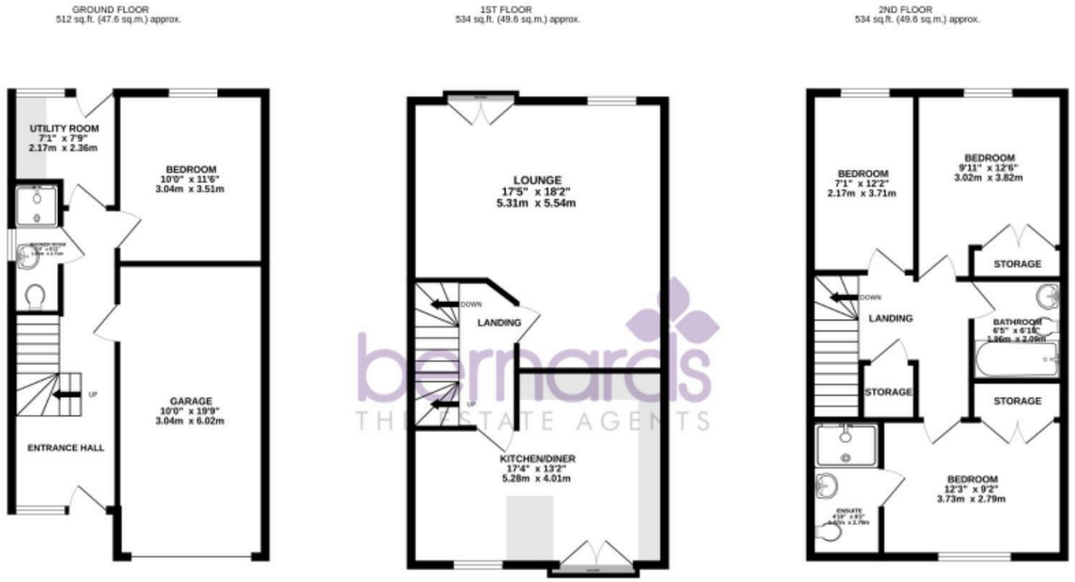
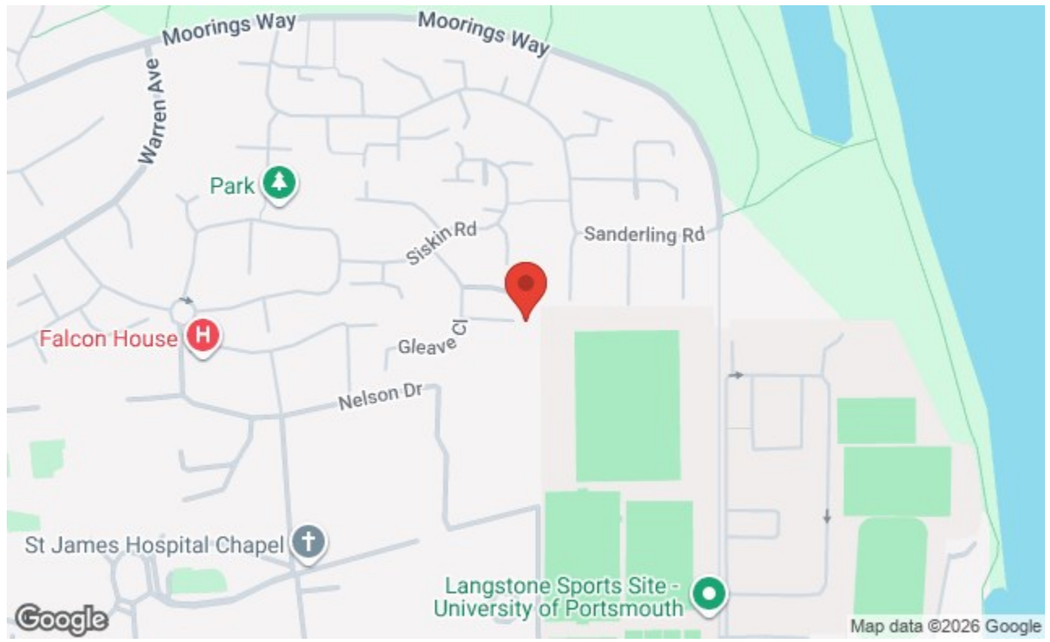


TOTAL FLOOR AREA : 1580 sq.ft. (146.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

£585,000

Gleave Close, Southsea PO4 8FP

bernards THE ESTATE AGENTS



4 3 1

HIGHLIGHTS

- FABULOUS TOWNHOUSE
- SITUATED ON PRIVATE ROAD
- OFF ROAD PARKING
- 4 BEDROOMS
- 3 BATHROOMS
- LOVELY VIEWS OVER FIELDS
- IDEAL FAMILY HOME
- WELL PRESENTED
- INTEGRAL GARAGE
- CALL TO VIEW

** WONDERFUL TOWNHOUSE WITH GARAGE AND PARKING TUCKED AWAY IN MILTON **

We are thrilled to bring to market this great sized family home in Gleave Close. Nestled away in a highly requested pocket of Milton, this home offers an abundance of accommodation over multiple floors that lend itself beautifully to a mature or growing family to enjoy for years to come.

As you step inside, you'll find a access to the integral garage, utility space and a 4th bedroom that can be used as such or as a home office space. On the first floor you'll find a sociable kitchen arrangement with a generous lounge enjoying lovely views over the playing fields and further afield.

On the top floor you will find 3 good size bedrooms with Bedroom 1 being serviced by an en-suite, complimenting the family bathroom and downstairs WC already on offer. A low maintenance rear garden only adds to the appeal as well as occupying an enviable position with only a handful of neighbours in the close.

The location is great with it being nice and private yet not too far from access routes into central areas. There are some lovely green spaces close by, shore line walks, schooling and even a small playing area for little ones. A fantastic opportunity that must be viewed at the earliest opportunity.

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

PROPERTY INFORMATION

GROUND FLOOR

INTERGRAL GARAGE
9'11" x 19'9" (3.04 x 6.02)

WC

UTILITY ROOM
7'1" x 11'0" (2.17 x 3.36)

BEDROOM 4 / HOME OFFICE
9'11" x 11'6" (3.04 x 3.51)

FIRST FLOOR

LOUNGE
17'5" x 18'2" (5.31 x 5.54)

KITHCEN / DINER
17'3" x 13'1" (5.28 x 4.01)

SECOND FLOOR

BEDROOM 1
12'2" x 9'1" (3.73 x 2.79)

EN-SUITE

BEDROOM 2
9'10" x 12'6" (3.02 x 3.82)

BEDROOM 3
7'1" x 12'2" (2.17 x 3.71)

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

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 D
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

PROPERTY TENURE
Freehold

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!

ESTATE CHARGE
Circa £500 annually, paid every 6 months









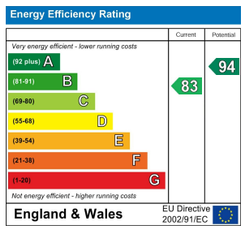












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