

£280,000

Locksway Road, Southsea PO4 8JR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FABULOUS TERRACED HOUSE
- ❖ IDEAL FIRST TIME BUY
- ❖ 3 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN KITCHEN
- ❖ SEPERATE LOUNGE
- ❖ WONDERFUL FINISH
- ❖ POPULAR LOCATION
- ❖ RECENTLY UPDATED
- ❖ CALL TO VIEW

**** EYE CATCHING HOME IN MILTON IDEAL FOR FIRST TIME BUYER OR YOUNG FAMILY ****

We are delighted to offer for sale this wonderful terraced home in Locksway Road that has been transformed in recent times. The current owner has created a quite wonderful abode, ideal for a FIRST TIME BUYER or FAMILY to enjoy for years to come.

As you step inside, you are greeted by a cosy lounge to enjoy at the end of a busy day. The heart of the home is the open plan kitchen / diner that overlooks the south facing rear garden. This is a really lovely space full of light that most couples and families now crave.

On the first floor you will find 2 good size bedrooms with a 3rd that can be used as a nursery or home office. The bathroom has been updated and extended in size to create another attractive room. Behind the scenes, work has been completed to update both the electrics and heating system making this a turn key home for the next lucky owner

The location is always popular with it offering good access into central areas, the seafront and Eastern Road if your work takes you out of town. With lovely shoreline walks, public houses and schooling close by, this is a great home that warrants on internal viewing.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

12'10" x 10'11" (3.93 x 3.35)

KITCHEN DINER

12'10" x 21'3" (3.93 x 6.48)

FIRST FLOOR

BEDROOM 1

12'10" x 12'7" (3.93 x 3.84)

BEDROOM 2

10'1" x 10'11" (3.08 x 3.35)

BEDROOM 3

8'7" x 5'8" (2.62 x 1.73)

BATHROOM

5'8" x 6'11" (1.73 x 2.13)

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 C

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!

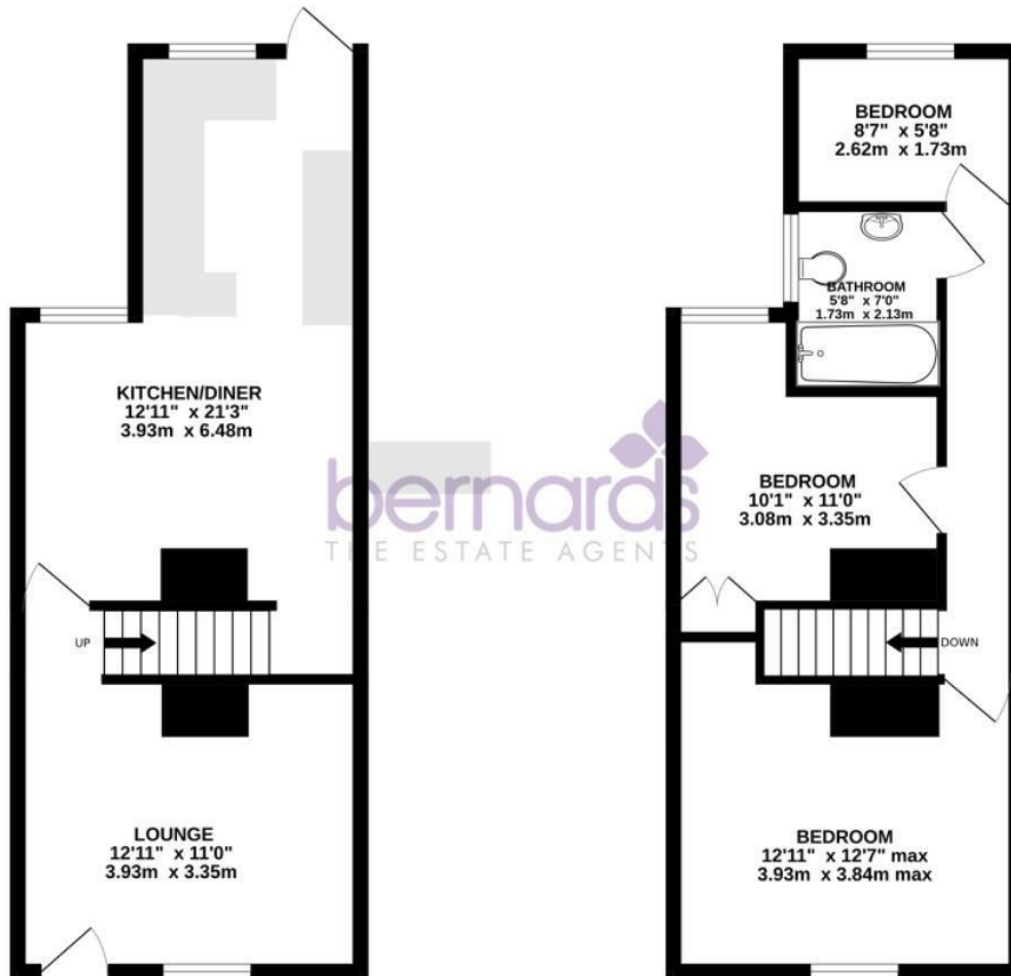


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



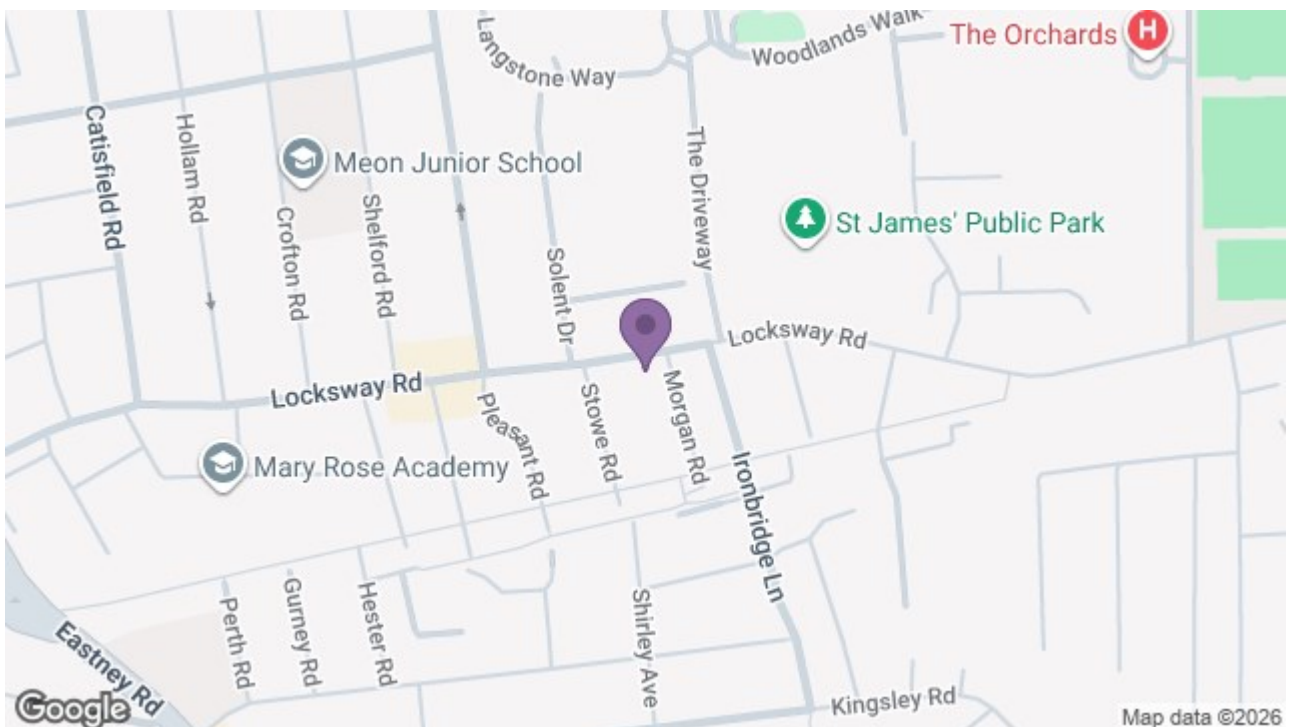
GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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