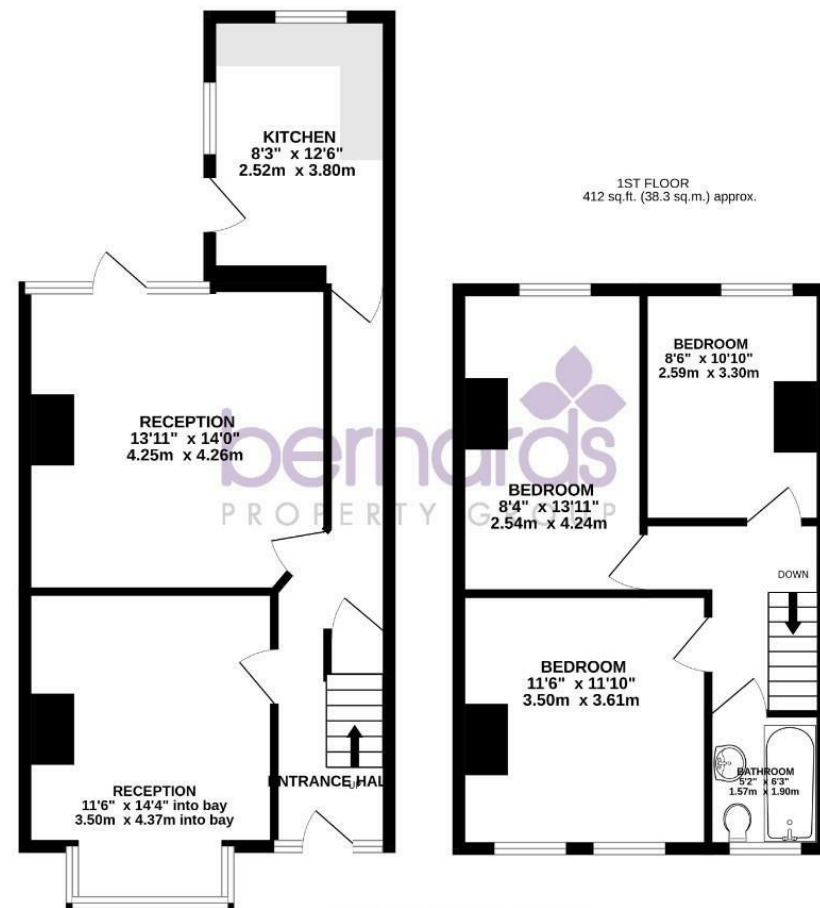


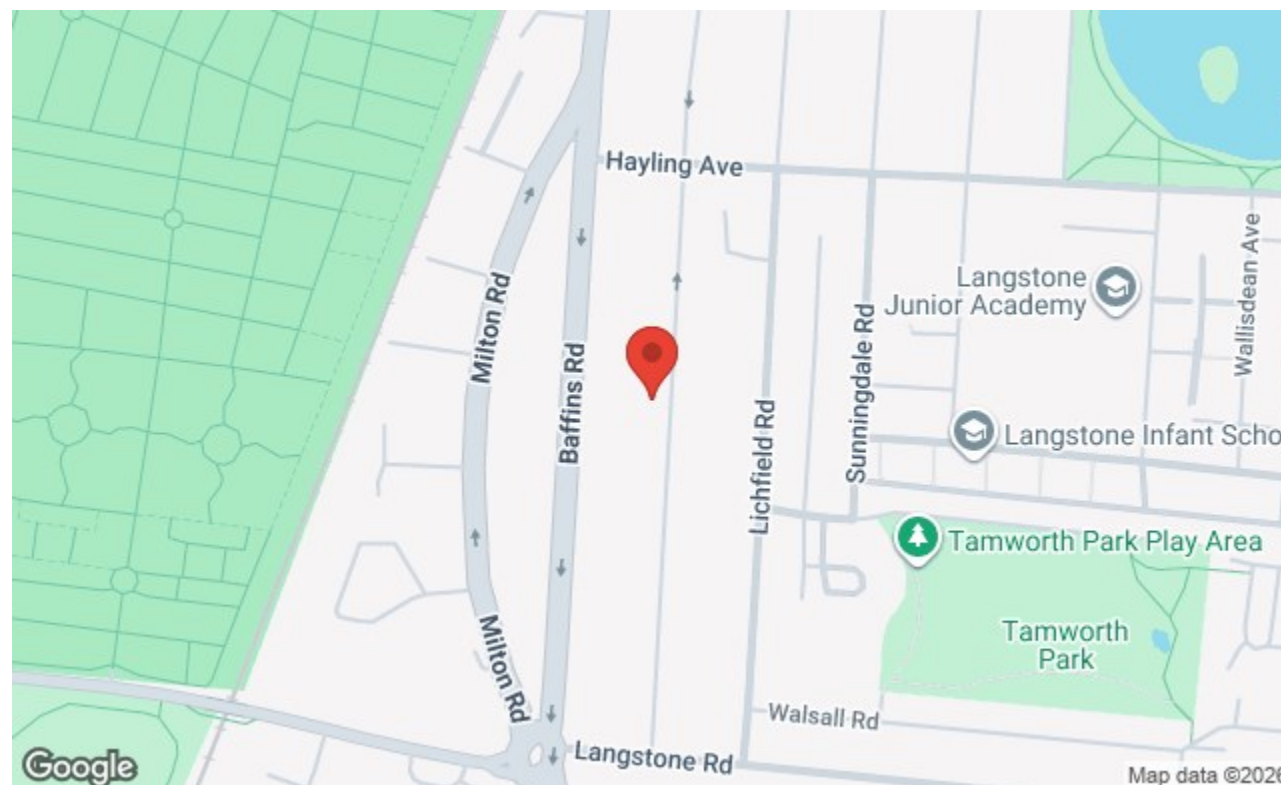
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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 details 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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THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTIONS
- ❖ KITCHEN TO REAR
- ❖ WEST FACING GARDEN
- ❖ UPSTAIRS BATHROOM
- ❖ REFURBISHED THROUGHOUT
- ❖ POTENTIAL TO OPEN UP
- ❖ NO FORWARD CHAIN
- ❖ POPULAR AREA

Situated in Kimbolton Road, this neutrally decorated three-bedroom house offers a wonderful opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The kitchen, conveniently located at the rear, allows for easy access to the delightful west-facing garden, perfect for enjoying the afternoon sun.

The home features three well-proportioned bedrooms, ensuring comfortable living for all. The bathroom is thoughtfully designed to cater to the needs of modern living. One of the standout features of this

property is its location; it is situated near Baffins Pond, a popular spot for families.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle in a vibrant community, this house on Kimbolton Road presents an excellent opportunity to enjoy a lovely home in a sought-after area. Don't miss your chance to view this delightful property.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

FRONT RECEPTION

11'5" x 14'4" (3.50m x 4.37m)

REAR RECEPTION

13'11" x 13'11" (4.25 x 4.26)

KITCHEN

8'3" x 12'5" (2.52 x 3.80)

BEDROOM ONE

11'5" x 11'10" (3.50 x 3.61)

BEDROOM TWO

8'3" x 13'10" (2.54 x 4.24)

BEDROOM THREE

8'5" x 10'9" (2.59 x 3.30)

BATHROOM

5'1" x 6'2" (1.57 x 1.90)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C £1,938.59

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.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

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



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs (82 plus) A (61-81) B (49-60) C (35-48) D (29-54) E (21-34) F (1-20) G Not energy efficient - higher running costs | 86 |
| | 73 |
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| | |
| | |
| EU Directive 2002/91/EC | |
| England & Wales | |



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