

Offers In Excess Of £350,000

Beechwood Road, Portsmouth PO2
9QJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ EXTENDED LIVING AREA
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ LOW MAINTENANCE GARDEN
- ❖ REAR ACCESS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ NO FORWARD CHAIN
- ❖ RECENTLY RENOVATED

Situated in the desirable Beechwood Road, this three-bedroom family home offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,135 square feet, the property has been thoughtfully extended and boasts a spacious open-plan kitchen and dining area, ideal for family gatherings and entertaining guests.

Upon entering, you'll find an inviting lounge that provides ample space for relaxation. The property features three well-proportioned bedrooms, providing

plenty of room for family members or guests. The upstairs bathroom is conveniently complemented by a downstairs toilet, adding to the practicality of the home.

Situated in a sought-after location, this house is perfect for families looking for a welcoming community while still being close to local amenities and transport links. With its modern updates and spacious layout, this property is a wonderful opportunity for those seeking a comfortable family home in Portsmouth.

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





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PROPERTY INFORMATION

LOUNGE

11'7" x 14'2" (3.53m x 4.32m)

KITCHEN/DINER

18'3" x 12'11" (5.56m x 3.94m)

FAMILY ROOM

14'5" x 8'10" (4.39m x 2.69m)

BEDROOM ONE

10'10" x 14'4" (3.30m x 4.37m)

BEDROOM TWO

11'11" x 13'0" (3.63m x 3.96m)

BEDROOM THREE

7'0" x 7'11" (2.13m x 2.41m)

BATHROOM

5'11" x 6'8" (1.80m x 2.03m)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

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

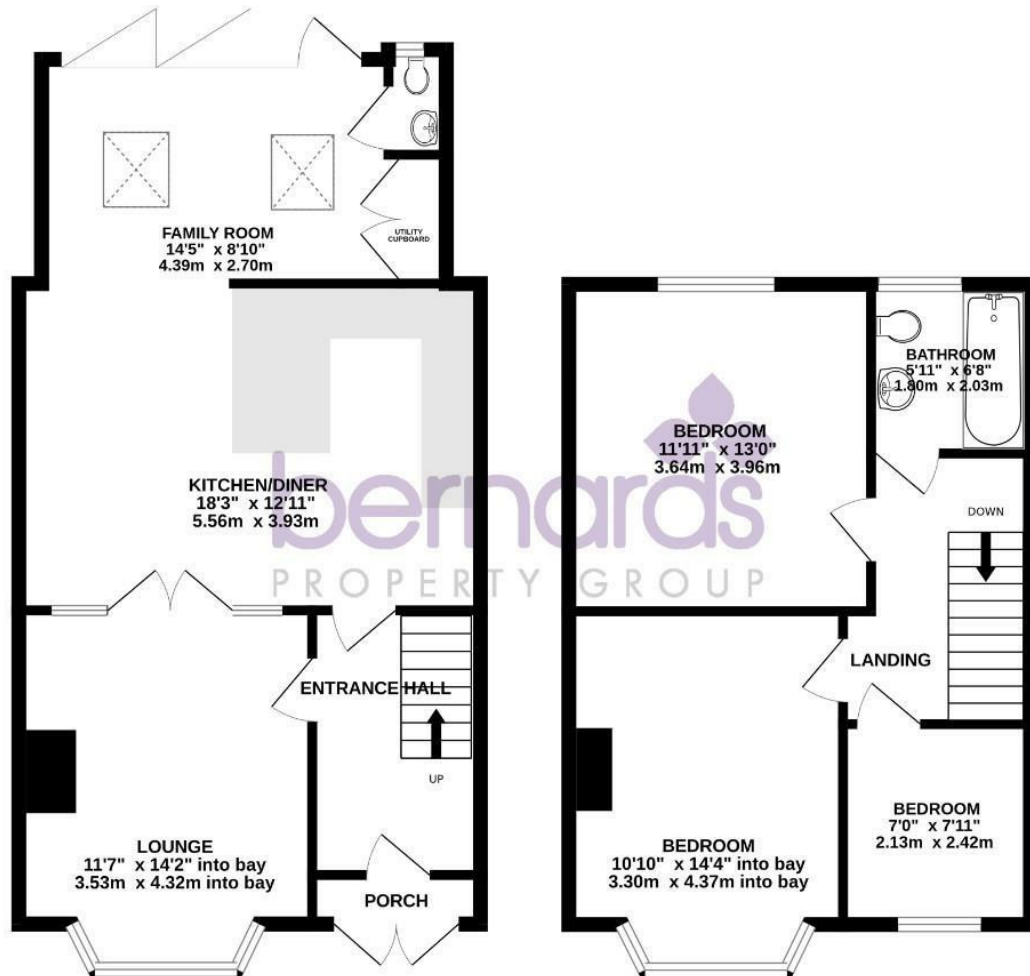


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



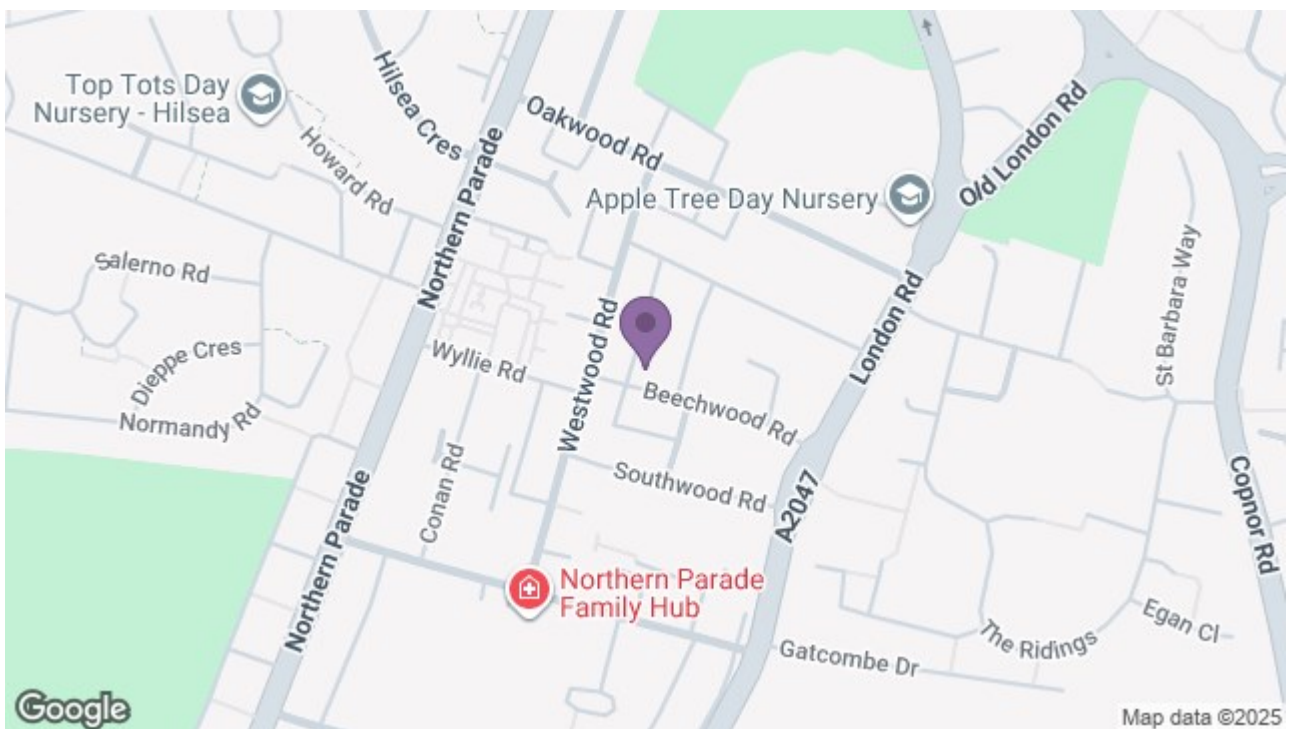
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.

1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 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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