

Asking Price £375,000

Delamere Road, Southsea PO4 0JA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING FAMILY HOME
- ❖ END OF TERRACED
- ❖ 3 BEDROOMS
- ❖ EXTENDED ACCOMODATION
- ❖ FABULOUS KITCHEN
- ❖ LARGE LOUNGE
- ❖ FIRST FLOOR BATHROOM
- ❖ LANDSCAPED GARDEN
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**** STUNNING EXTENDED END OF TERRACED HOME OFFERING MORE THAN MEETS THE EYE ****

We are absolutely delighted to bring to market this exceptional family home situated in Delamere Road. Extended over time, this home has been meticulously updated and enhanced in recent time to create a quite wonderful abode that is perfect to grow into for years to come.

The accommodation comprises a large lounge which runs over 25 feet in length and offers bundles of space to be enjoyed. The kitchen is a joy to behold with a fabulous finish that spills into a dining space coupled with utility space and a WC, with doors from the dining area out into the

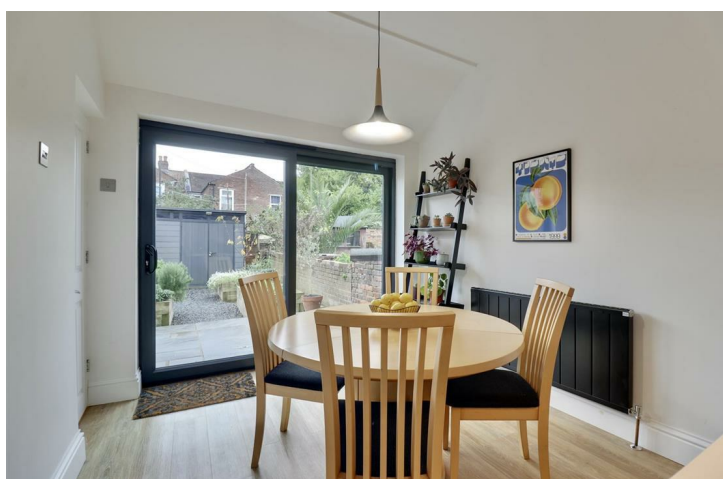
landscaped rear garden.

On the first floor you will find 3 generous bedrooms as well as a lovely family bathroom. The finish throughout is fabulous offering a genuine 'turn key' home for the next lucky homeowner.

The location is very popular with couples and families. You have a short distance to Albert Road offering a vibrant local stretch of cafes, restaurants, bars and shops for the essentials. In turn the seafront is not too far away making this an opportunity that is too good to miss and warrants an early internal viewing.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

25'9" x 10'6" (7.85m x 3.20m)

KITCHEN / DINER

22'10" x 10'8" (6.96m x 3.25m)

UTILITY ROOM

7'4" x 3'11" (2.24m x 1.19m)

WC

FIRST FLOOR

BEDROOM 1

13'11" x 11'4" (4.24m x 3.45m)

BEDROOM 2

10'7" x 9'9" (3.23m x 2.97m)

BEDROOM 3

10'9" x 9'0" (3.28m x 2.74m)

BATHROOM

8'3" x 6'2" (2.51m x 1.88m)

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

BAND C

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.

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		
	56	76
England & Wales		
EU Directive 2002/91/EC		

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.

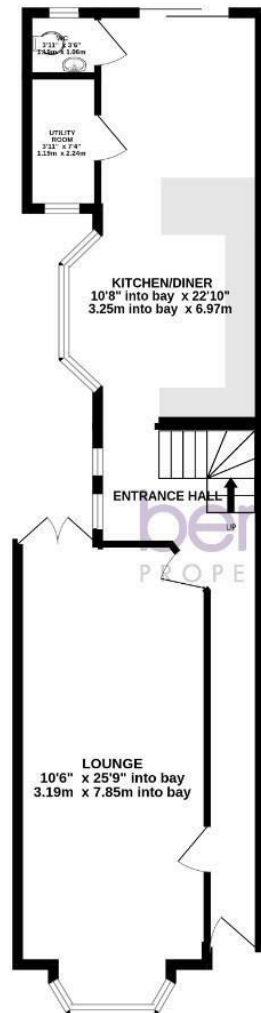
Bernards Mortgage & Protection

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!



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.

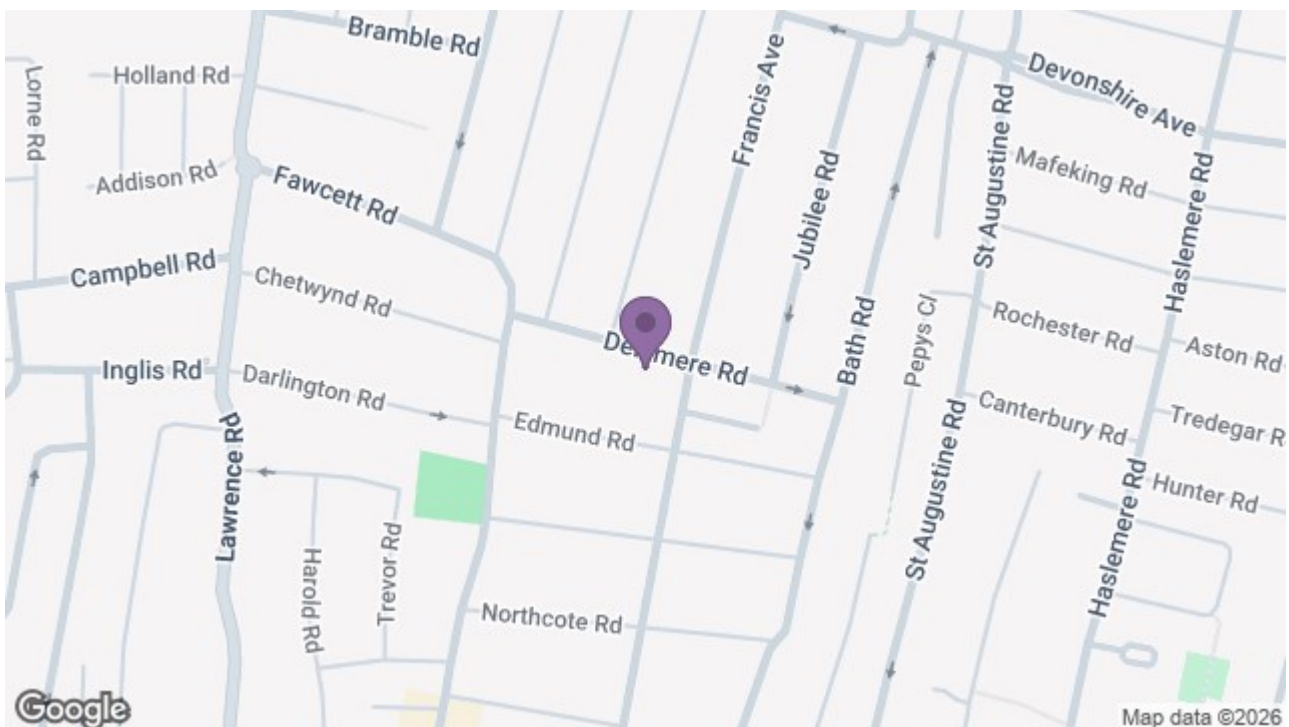


1ST FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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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