£325,000

Lawrence Road, Southsea PO5 1NZ

3 1 2

HIGHLIGHTS

- LARGE SOUTHSEA HOME
- 3 DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CELLAR AVAILABLE
- FIRST FLOOR BATHROOM
- COURTYARD GARDEN
- IDEAL FAMILY HOME
- CLOSE TO STATION
- OPPORTUNITY TO ADD OWN STAMP
- CALL TO VIEW

** LARGE SOUTHSEA TERRACED HOUSE IN CENTRAL POSITION IDEAL FOR FAMILIES **

We are excited to bring to market this generous family home in Lawrence Road. Set over two floors with an additional cellar area in the basement, you have a lot of accommodation to set up as you wish.

On the ground floor you will find a large double reception area at the front, ideal as a lounge and dining area. A central reception area can act as a family room, possibly a work from home space, with a kitchen and lean to overlooking the rear garden.

On the first floor you will find 3 good size bedrooms and a family bathroom. The location is both convenient and popular with it being close to the vibrant central areas as well as the train station and seafront being short distances away. A good opportunity that is likely to attract early interest.

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





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PROPERTY INFORMATION

BASEMENT LEVEL

INTERCONNECTING CELLARS

GROUND FLOOR

LOUNGE AREA
15'2" x 10'5" (4.62m" x 3.18m")

DINING AREA
10'5" x 11'11" (3.18m" x 3.63m")

FAMILY ROOM
12'4" x 9'0" (3.76m" x 2.74m")

KITCHEN
10'0" x 9'1" (3.05m" x 2.77m")

LEAN TO
8'5" x 5'10" (2.57m" x 1.78m")

FIRST FLOOR

BEDROOM 1
14'1" x 12'0" (4.29m" x 3.66m")

BEDROOM 2
11'11" x 10'5" (3.63m" x 3.18m")

BEDROOM 3
10'2" x 9'3" (3.10m" x 2.82m")

BATHROOM
9'5" x 5'9" (2.87m" x 1.75m")

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.

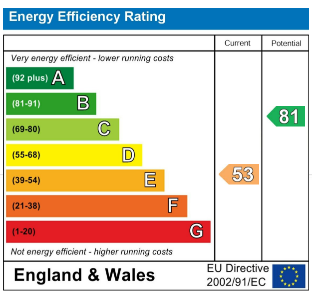
Property Tenure
Freehold

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!



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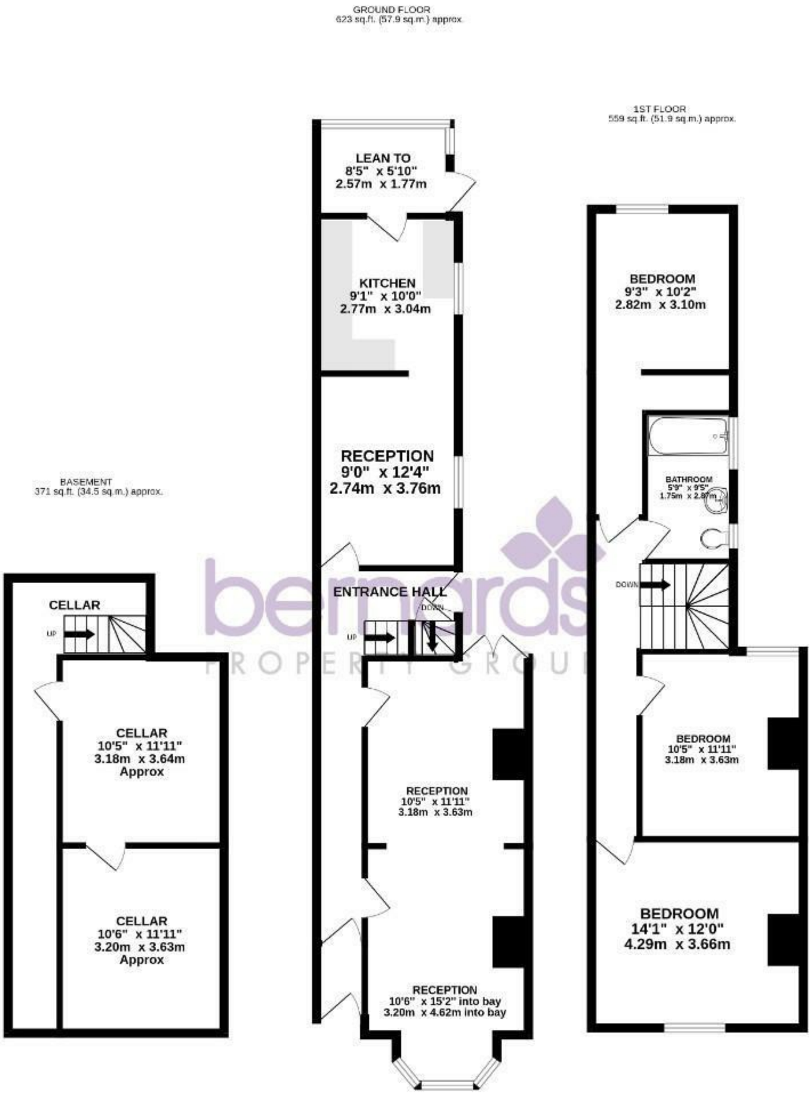

TOTAL FLOOR AREA : 1554 sq.ft. (144.3 sq.m.) approx.

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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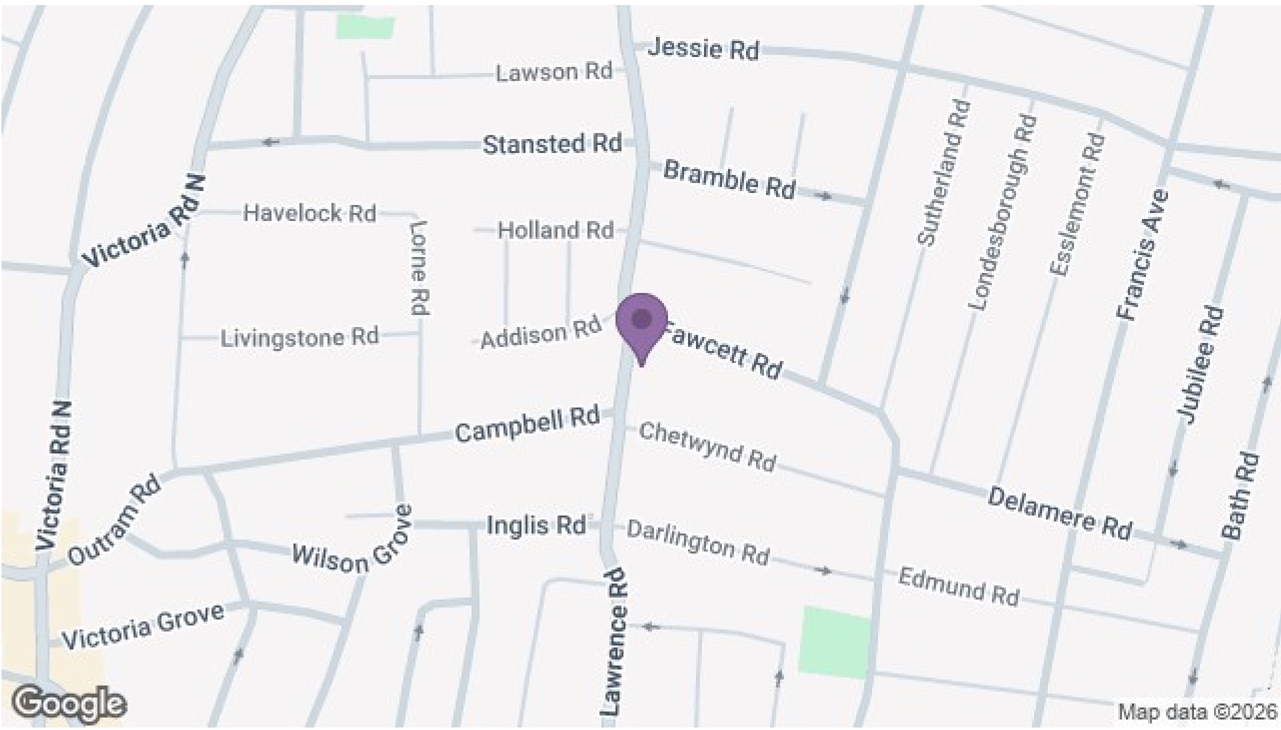

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