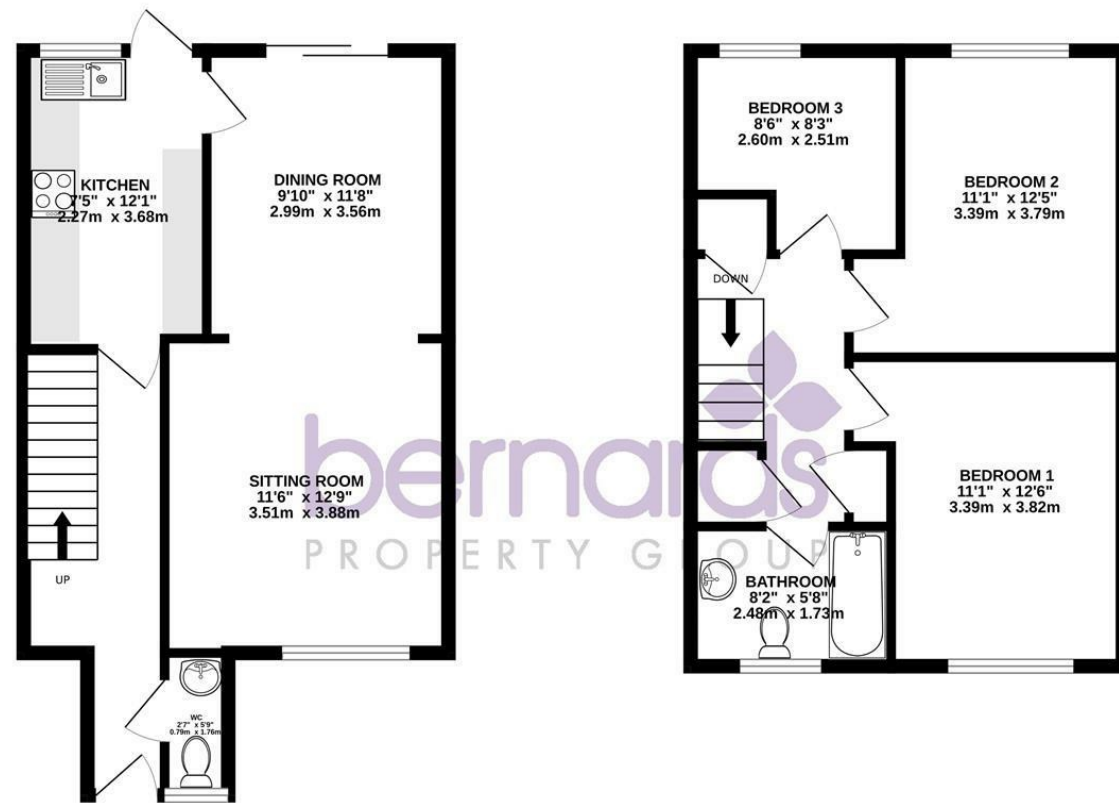


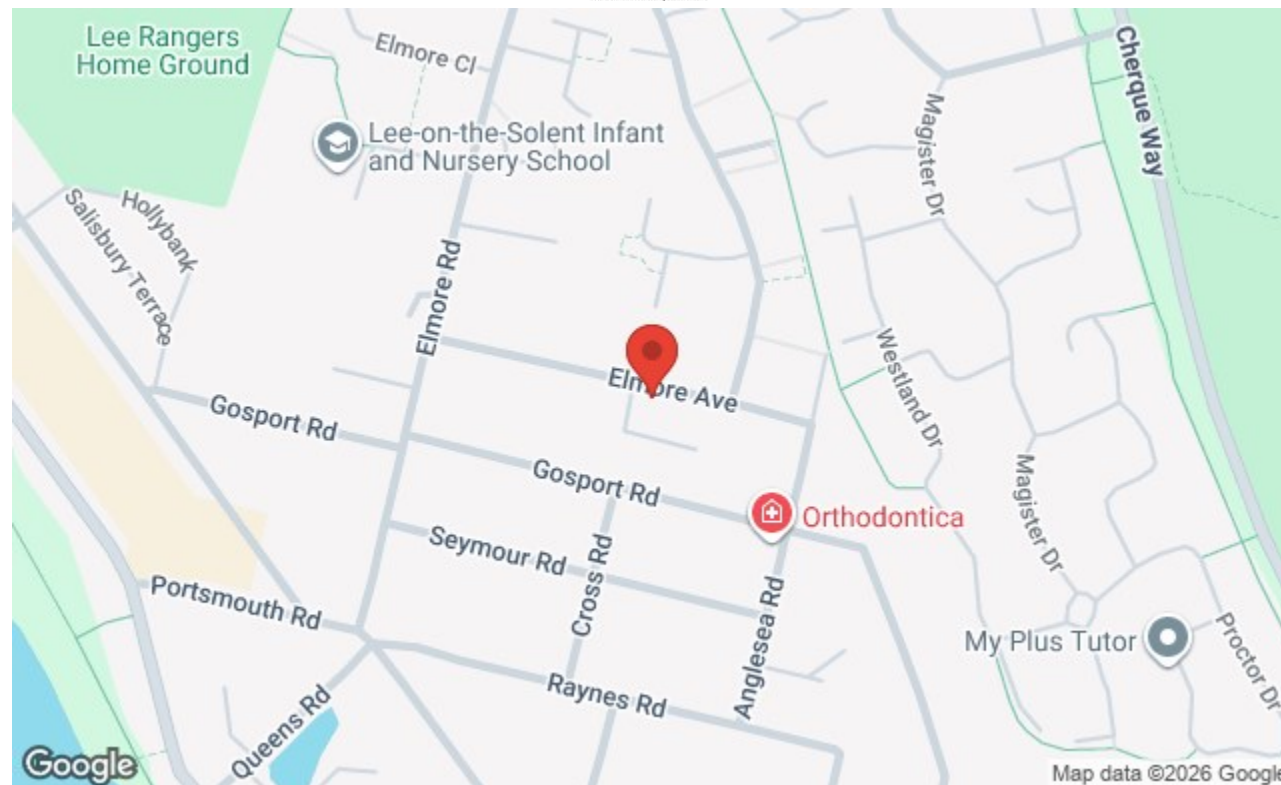
GROUND FLOOR  
454 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB  
t: 02392 553 636



Asking Price £270,000

Elmore Avenue, Lee-on-the-Solent PO13 9ES



## HIGHLIGHTS

- ❖ Three Bedrooms
- ❖ Vendors Found onward purchase
- ❖ Landscaped rear garden
- ❖ South Facing
- ❖ Residents Parking to the rear
- ❖ Modernised Family Bathroom
- ❖ Downstairs W/C
- ❖ Open plan Lounge Diner
- ❖
- ❖

A well-presented three-bedroom mid-terrace home with a beautifully landscaped rear garden, positioned in a popular residential location.

Upon entering the property, you are welcomed by an entrance hallway with the added convenience of a downstairs WC. To the front of the home sits a comfortable sitting room, which flows seamlessly through to the dining area at the rear, creating a sociable open-plan feel. The dining space benefits from sliding doors opening out to the garden, allowing plenty of natural light and a great connection to the outside space.

The kitchen is also located at the rear of the property and offers a functional layout with scope for a new owner to modernise and put their own stamp on the home.

Upstairs, the property offers three well-proportioned bedrooms along with a recently

refurbished family bathroom, finished to a modern standard and complete with a shower over the bath.

The standout feature of this home is undoubtedly the rear garden, which has been recently landscaped to provide a fantastic low-maintenance outdoor space. With a generous patio area ideal for entertaining and an artificial lawn, it's perfectly suited for both relaxing and family use.

The property also has direct access to the residents parking area to the rear of the garden.

A great opportunity for buyers looking for a home they can move straight into while still having potential to enhance further.

Call today to arrange a viewing  
02392 553 636  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## DISCLOSURE

The owners have informed Bernards that the property comes with leased solar panels which they hold all the paperwork for from when they purchased the property in 2021.

The property is of a NON-STANDARD CONSTRUCTION

## AML - ANTI MONEY LAUNDERING PROCEDURE

We 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.

## FINANCIAL SERVICES

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!

## BUYER VERIFICATION

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.

## RECOMMENDED SOLICITORS

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. We 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.

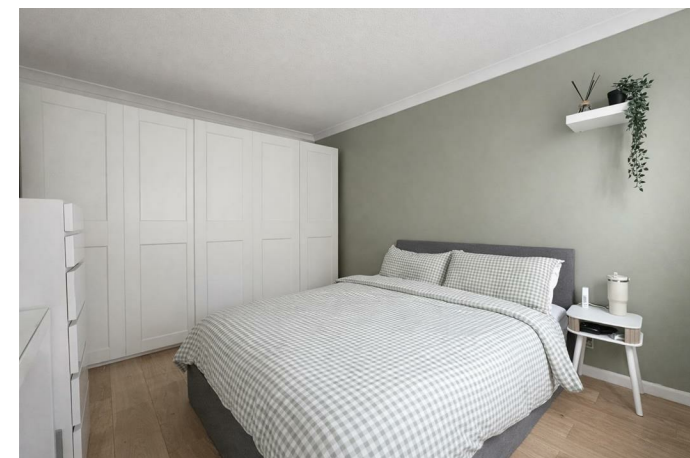
## DISCLAIMER STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

FREEHOLD - Council Tax Band B



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			
EU Directive 2002/91/EC			
England & Wales			



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