£475,000

St Bartholomew Gardens, Southsea
PO5 1RD



HIGHLIGHTS

- SEMI DETACHED HOUSE
- 3 DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM
- WELL EQUIPPED KITCHEN
- FRONT AND REAR GARDENS
- CLOSE TO ALBERT ROAD
- GARAGE AND PARKING
- LOVELY CONDITION
- IDEAL FAMILY HOME
- CALL TO VIEW

** EXCEPTIONAL FAMILY HOME WITH PARKING & GARAGE IN CENTRAL SOUTHSEA **

Situated in Outram Road sits this fabulous 3 bedroom semi detached home that is a joy to behold. Occupying a bold corner position, this lovely house offers an abundance of living space in a location that many aspire to live in.

As you arrive at the property you are greeted by a lovely size front garden with your own parking in front of a garage for further storage. Once inside, the home comes alive with an open plan lounge diner sitting at the front of the home. A well equipped kitchen is on hand with a downstairs WC only adding to the appeal.

Upstairs you will continue to be impressed with 3 good size bedrooms and family bathroom. It's the ideal home for a growing family and in such a wonderful location. The garden offers a space to be enjoyed when the sun shines and this is private and low maintenance.

The location is so convenient. You are on the doorstep of Albert Road for the local businesses, a short walk to the seafront and also a short distance to the train station when needed. A brilliant opportunity that is well worth an internal viewing

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











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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE / DINER
20'8" x 16'0" into bay (6.30m" x 4.88m" into bay)

KITCHEN
13'6" x 11'8" (4.11m" x 3.56m")

WC

FIRST FLOOR

BEDROOM 1
13'0" x 11'0" (3.96m" x 3.35m")

BEDROOM 2
13'6" x 10'6" (4.11m" x 3.20m")

BEDROOM 3
12'11" x 8'6" (3.94m" x 2.59m")

BATHROOM
8'8" x 6'1" (2.64m" x 1.85m")

OUTSIDE

GARAGE
15'9" x 10'7" (4.80m" x 3.23m")

FRONT AND REAR GARDENS

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 D
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.

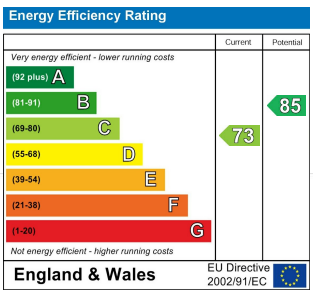
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!











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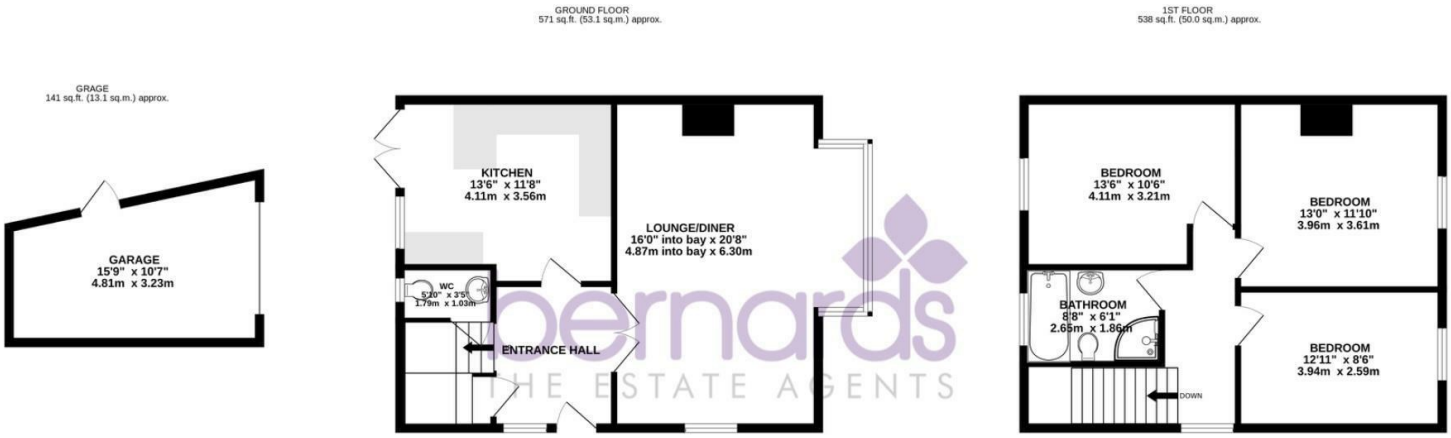

TOTAL FLOOR AREA : 1250 sq.ft. (116.2 sq.m.) approx.

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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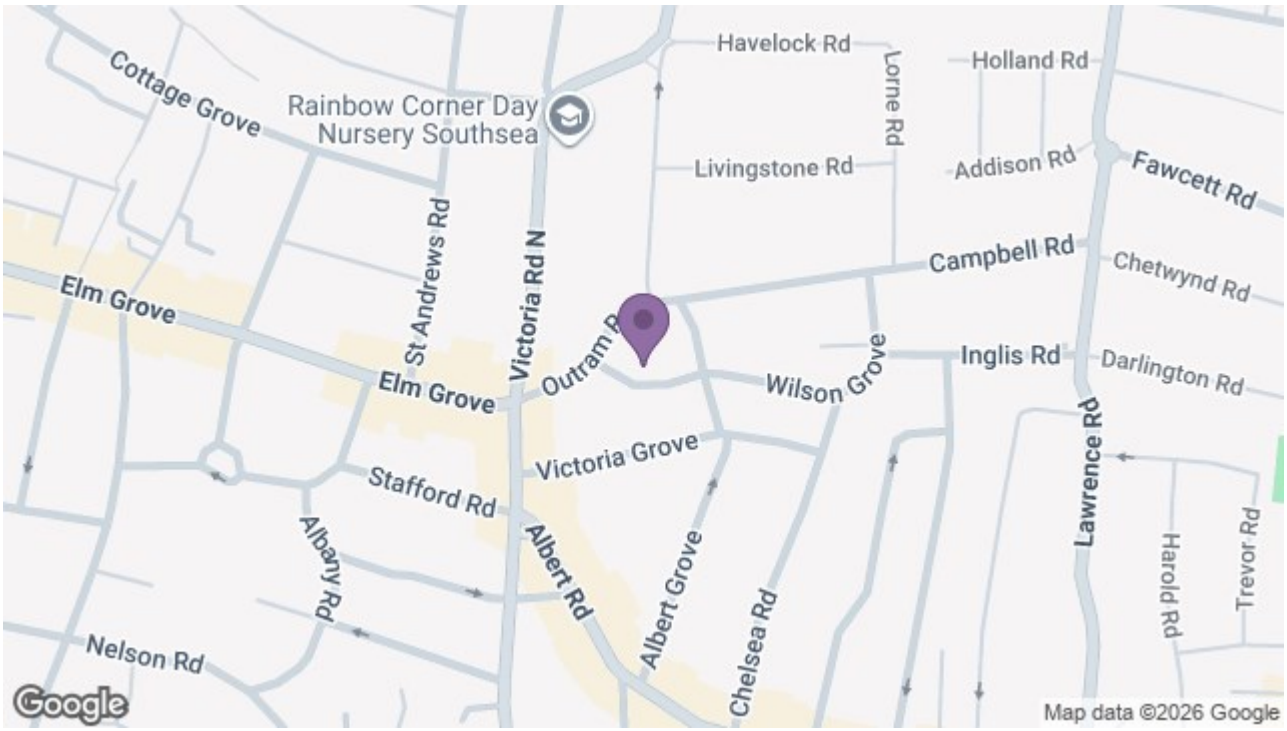

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