

Offers Over £265,000

Paulsgrove Road, Portsmouth PO2
7HR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN/DINER
- ❖ GROUND FLOOR BATH/WET ROOM
- ❖ WELL PRESENTED GARDEN
- ❖ UPSTAIRS W.C
- ❖ IDEAL FOR FAMILIES
- ❖ CENTRAL LOCATION
- ❖ BAY AND FORECOURT
- A MUST VIEW

Bernards Portsmouth are delighted to welcome to the sales market, this well presented three bedroom, mid-terrace property, in the sought after area of Paulsgrove Road.

Ideal for families, this spacious property is located in a popular area, in close proximity to local amenities.

Internally, the property has two reception rooms, in the form of a front aspect lounge, with a dining room to the rear, which is open plan to the kitchen, making

it ideal for entertaining.

Completing the ground floor is the well bath/wet room which is located at the rear..

The rear garden is well presented, with a block paved patio and lawn.

Moving to the first floor, the property has two double bedrooms and a single which are served by the W.C

We strongly recommend booking an internal viewing to fully appreciate what's on offer.

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





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PROPERTY INFORMATION

LOUNGE

9'11" x 12'4" into bay (3.02m x 3.76m into bay)

DINING ROOM

13'1" x 9'7" (3.99m x 2.92m)

KITCHEN

11'9" x 8'7" (3.58m x 2.62m)

BATHROOM/WET ROOM

7'11" x 8'5" (2.41m x 2.57m)

BEDROOM ONE

13'5" max x 13' (4.09m max x 3.96m)

BEDROOM TWO

10'1" x 9'7" (3.07m x 2.92m)

BEDROOM THREE

7'10" x 8'6" (2.39m x 2.59m)

BATHROOM

5'6" x 3'3" (1.68m x 0.99m)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

Band B

Portsmouth City Council:

£1,413.70

Police and Crime

Commissioner: £214.25

Hampshire & Isle of Wight Fire

& Rescue: £68.32

Total Council Tax charge:

£1,696.27

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.

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.

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.

Anti-Money Laundering

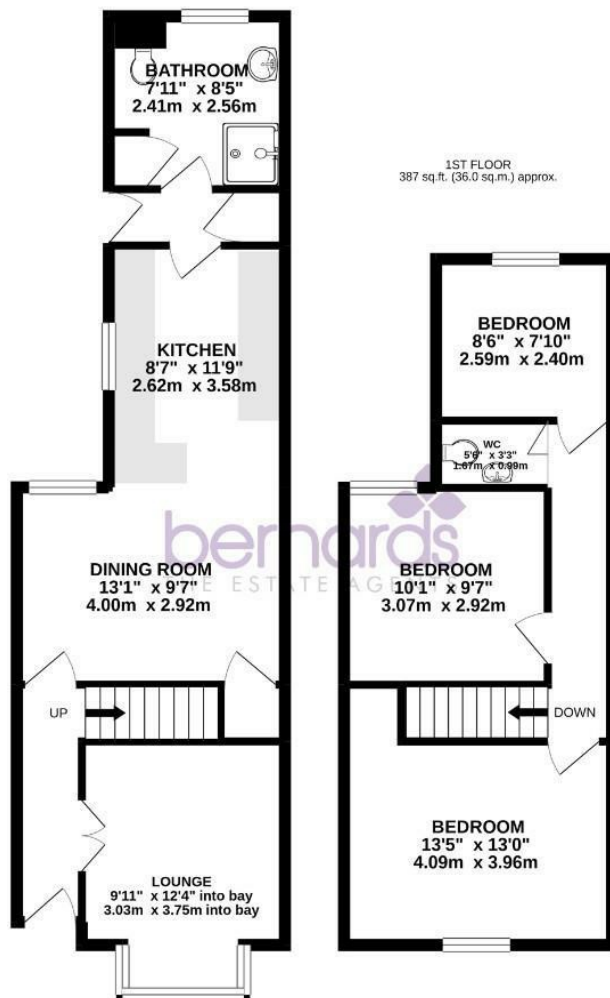
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent

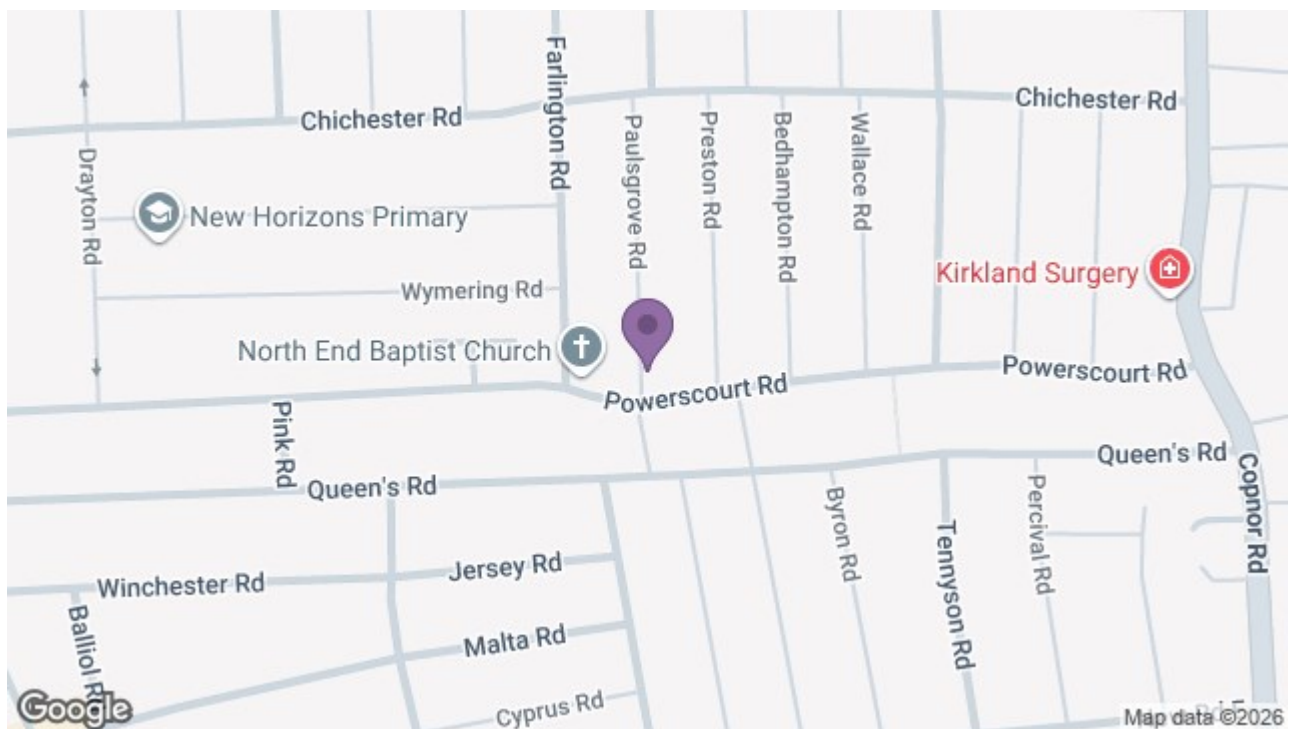




TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

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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