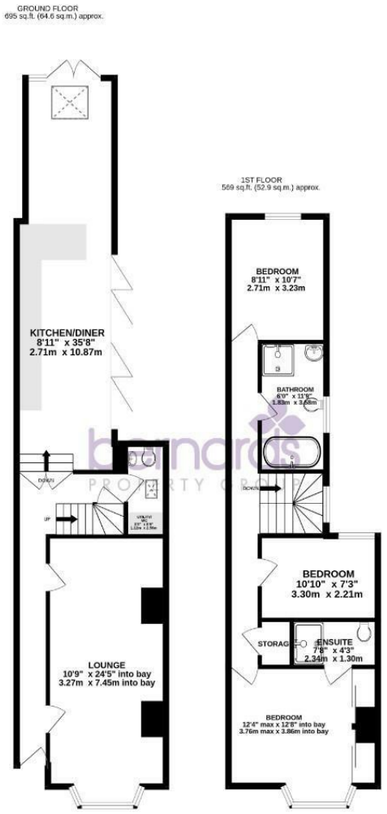

TOTAL FLOOR AREA : 1264 sq.ft. (117.4 sq.m.) approx.

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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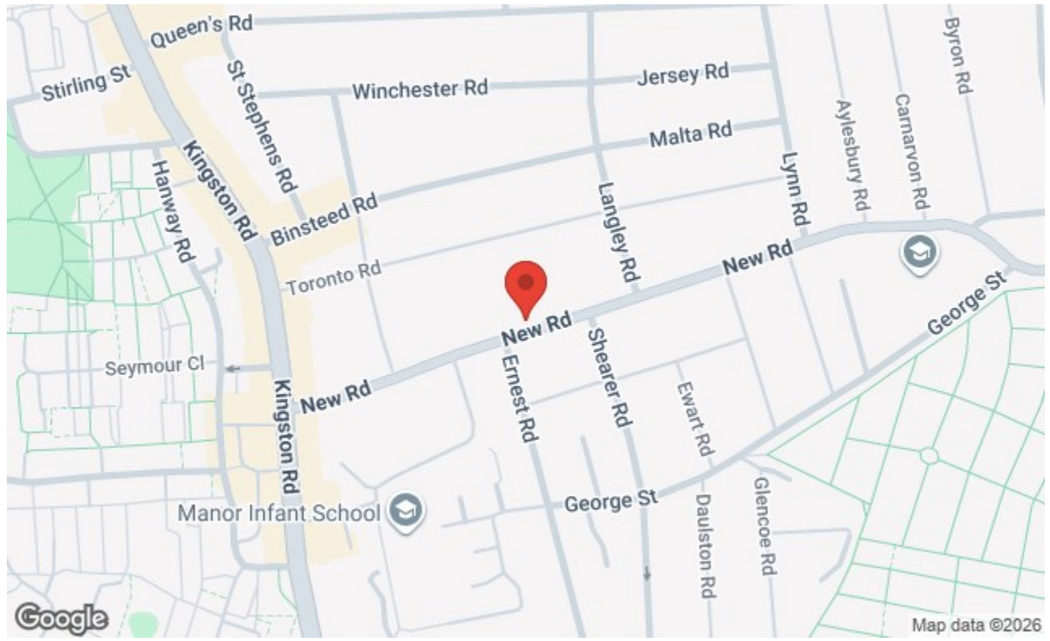

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HIGHLIGHTS

- MID TERRACED HOUSE, FITTED SHUTTERS THROUGHOUT
- DOUBLE BAY & FORECOURT
- STUNNING FAMILY HOME
- SPACIOUS LOUNGE
- BEAUTIFULLY MODERN FITTED KITCHEN/DINER
- LARGE GARDEN
- THREE BEDROOMS
- EN-SUITE TO MASTER WITH FITTED WARDROBES
- FOUR-PIECE FAMILY BATHROOM
- CALL TO ARRANGE INTERNAL VIEWING

This stunning double bay and forecourt mid-terraced home on New Road offers generous living space, stylish interiors, and an excellent layout - making it a fantastic family home ready to move straight into.

The ground floor boasts a spacious lounge to the front, enhanced by a large bay window creating a bright and welcoming living space. To the rear, the property opens up into a beautifully modern fitted kitchen/diner stretching the full depth of the home - ideal for entertaining and everyday family life, with direct access out to the impressive rear garden. A useful utility area and ground floor WC add further practicality.

Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a stylish four-piece family bathroom, providing both bath and separate shower.

Externally, the home features a classic double bay and forecourt frontage, while to the rear is a large enclosed garden - perfect for outdoor dining, children, or further landscaping potential.

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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
24'5" x 10'8" (7.45 x 3.27)

DOWNSTAIRS WC/UTILITY

KITCHEN/DINER
35'7" x 8'10" (10.87 x 2.71)

GARDEN

FIRST FLOOR

BEDROOM ONE
12'7" x 12'4" (3.86 x 3.76)

EN-SUITE
7'8" x 4'3" (2.34 x 1.30)

BEDROOM TWO
10'7" x 8'10" (3.23 x 2.71)

BEDROOM THREE
10'9" x 7'3" (3.30 x 2.21)

UPSTAIRS BATHROOM

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B

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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.

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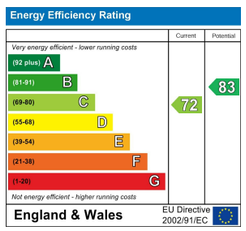
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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



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