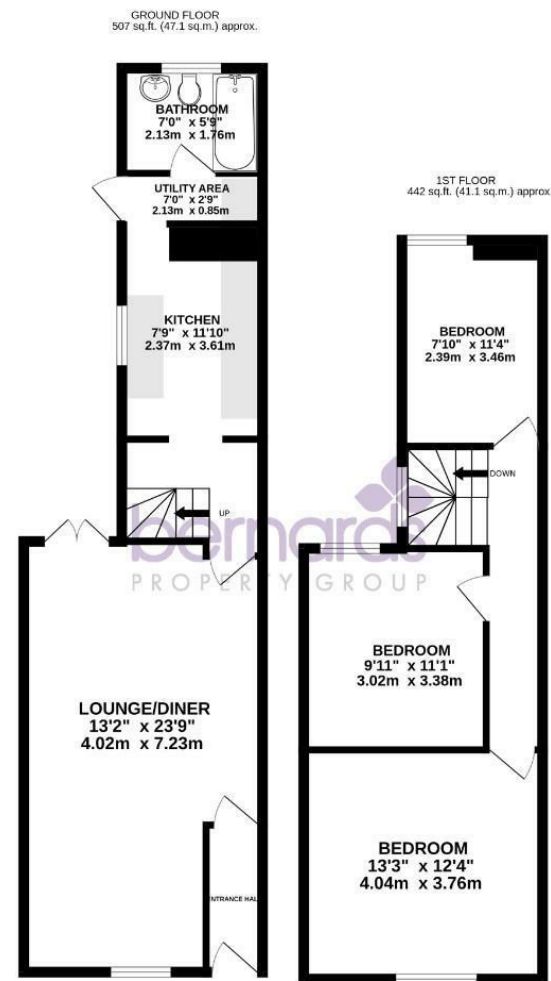
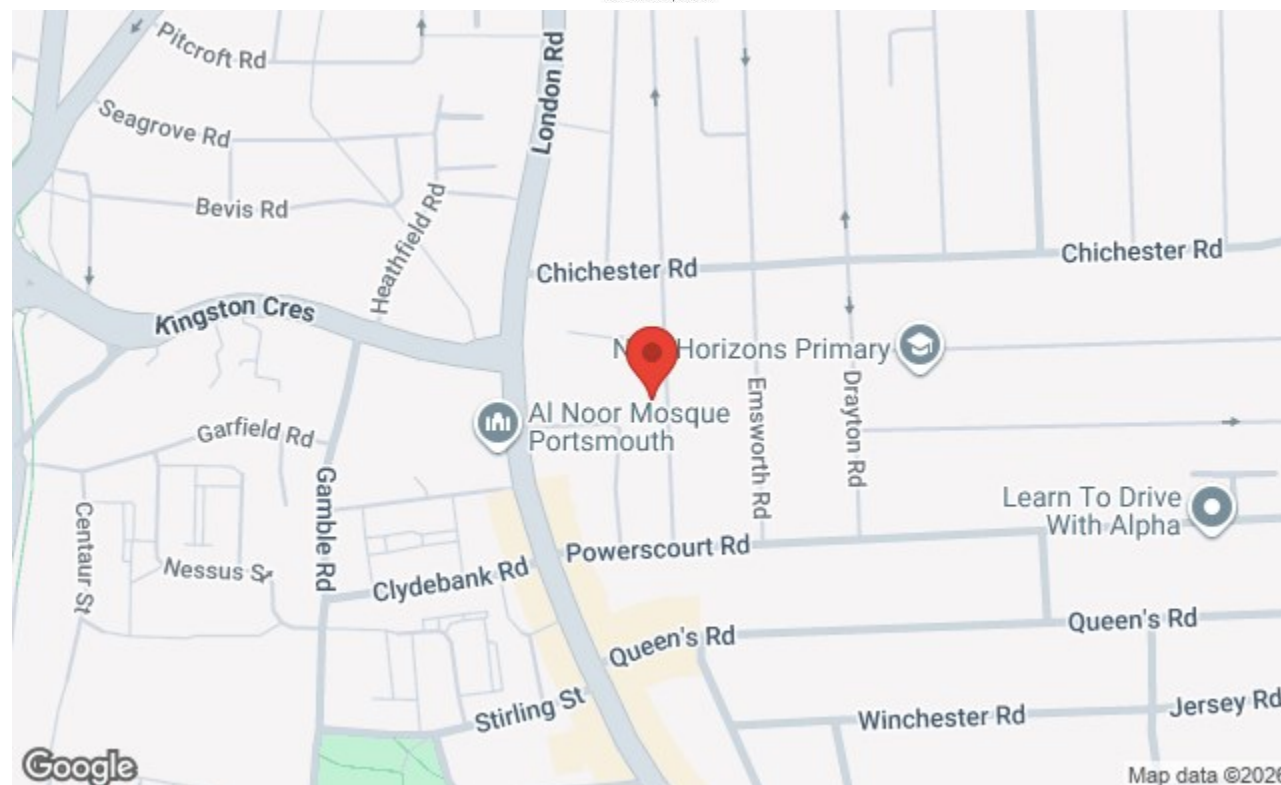




TOTAL FLOOR AREA: 949 sq.ft. (88.2 sq.m.) approx.

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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Asking Price £225,000

Havant Road, Portsmouth PO2 7HH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- UTILITY AREA
- THREE PIECE BATHROOM
- WEST FACING GARDEN
- MODERN THROUGHOUT
- IDEAL FIRST HOME
- NO FORWARD CHAIN
- CLOSE TO LOCAL AMENITIES

Located on Havant Road, this well-presented three-bedroom terraced house offers an excellent opportunity for first-time buyers looking for a modern and comfortable home.

The property benefits from three generously sized double bedrooms, providing excellent accommodation for families, couples or those looking for additional space to work from home.

On entering, you are greeted by a bright and spacious open-plan lounge/diner, creating a welcoming environment for both relaxing and entertaining. The newly fitted kitchen provides a contemporary finish, with modern fixtures and plenty of

storage.

The home also features a newly renovated bathroom, finished to a fresh and modern standard and complementing the rest of the property.

The property further benefits from new carpets throughout and has been freshly decorated, creating a bright, modern and welcoming feel throughout.

To the rear is a low-maintenance west-facing garden, enjoying plenty of natural light and offering a great outdoor space for relaxing, gardening or entertaining during the warmer months.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER

13'2" x 23'8" (4.02 x 7.23)

KITCHEN

11'10" x 7'9" (3.61 x 2.37)

UTILITY AREA

BATHROOM

6'11" x 5'9" (2.13 x 1.76)

GARDEN

BEDROOM ONE

13'3" x 12'4" (4.04 x 3.76)

BEDROOM TWO

11'1" x 9'10" (3.38 x 3.02)

BEDROOM THREE

11'4" x 7'10" (3.46 x 2.39)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B

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		84
(81-91) B		
(69-80) C		69
(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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