

Price Guide £375,000

Hewett Road, Portsmouth PO2 0QP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY&FORECOURT
- ❖ FIVE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ UTILITY ROOMS
- ❖ SOUTH FACING GARDENS
- ❖ TWO BATHROOMS
- ❖ FANTASTIC FAMILY HOME
- ❖ OVER 1400SQFT
- ❖ SCHOOL CATCHMENT AREA
- ❖ A MUST SEE!!

**** 5 BEDROOM FAMILY HOME - GREAT LOCATION ****

We are delighted to welcome to the sales market this five bedroom, terraced family home situated in the sought after location of Hewett Road.

Entering the property off of the hallway you have access into the front aspect lounge with bay window, The second reception room is a great size for hosting guests and getting the family round the table. The modern fitted kitchen benefits from built in appliances and space for a dishwasher, the kitchen is flooded with natural light from the window which over looks the garden, perfect for cooking and keeping n eye on the children! The downstairs is completed by the utility/lean to.

The large south facing garden is laid to patio and astro, to the rear of the garden you will find the raised decking area perfect for those summer bbqs.

Going upstairs, the first floor benefits from two large double bedrooms, the modern family bathroom and a single bedroom. On the second floor you will find two further double bedrooms and the second bathroom.

We strongly recommend to arrange an internal viewing to fully appreciate the space that is on offer within this property, please call Bernards Portsmouth on 02392 728090.

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





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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'8" x 12'9" (4.49 x 3.89)

DINING ROOM

16'1" x 14'8" (4.91 x 4.49)

KITCHEN

17'1" x 10'5" (5.23 x 3.20)

LEAN TO/UTILITY

BEDROOM ONE

14'8" x 12'9" (4.49 x 3.89)

BEDROOM TWO

11'8" x 11'2" (3.58 x 3.42)

BEDROOM THREE

8'11" x 7'8" (2.72 x 2.34)

BATHROOM

5'10" x 5'6" (1.80 x 1.68)

BEDROOM FOUR

14'2" x 10'11" (4.34 x 3.35)

BEDROOM FIVE

11'1" x 8'11" (3.38 x 2.72)

BATHROOM

8'11" x 5'6" (2.72 x 1.70)

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.

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.

Removal Quote

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.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C



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			
		73	82

England & Wales EU Directive 2002/91/EC



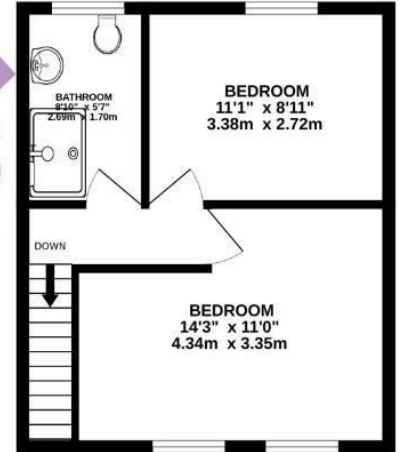
GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.

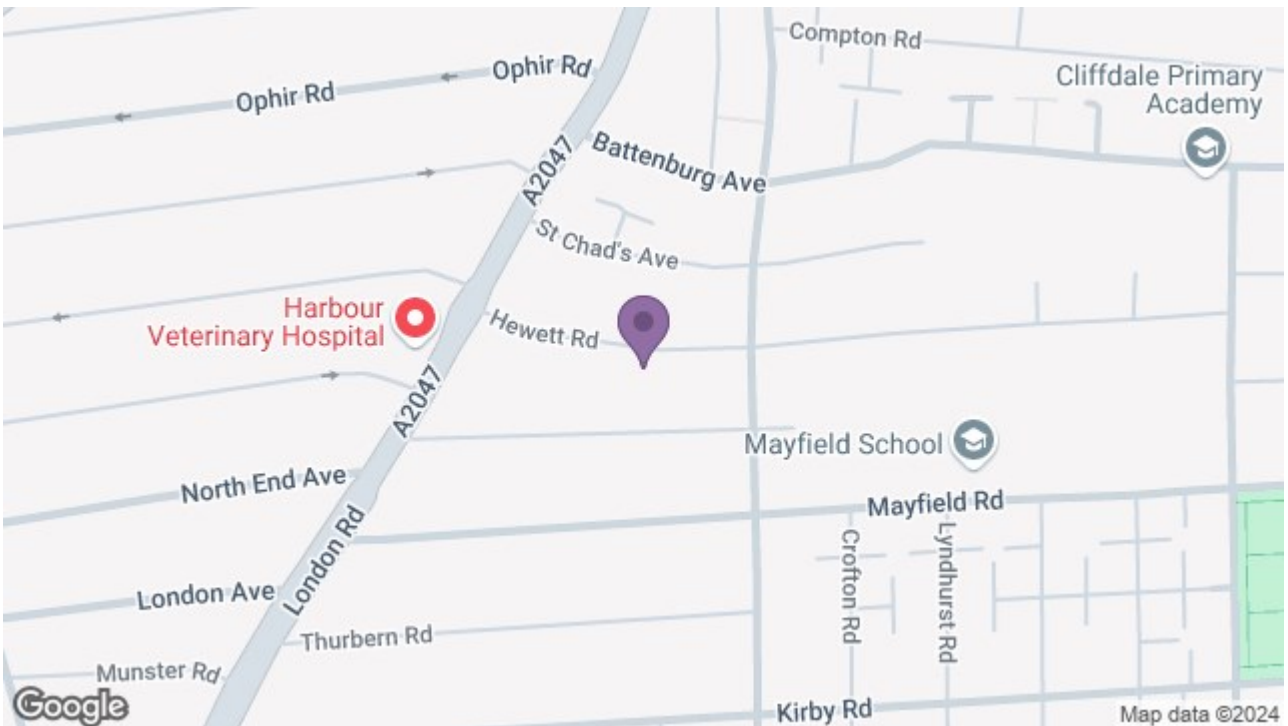


2ND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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