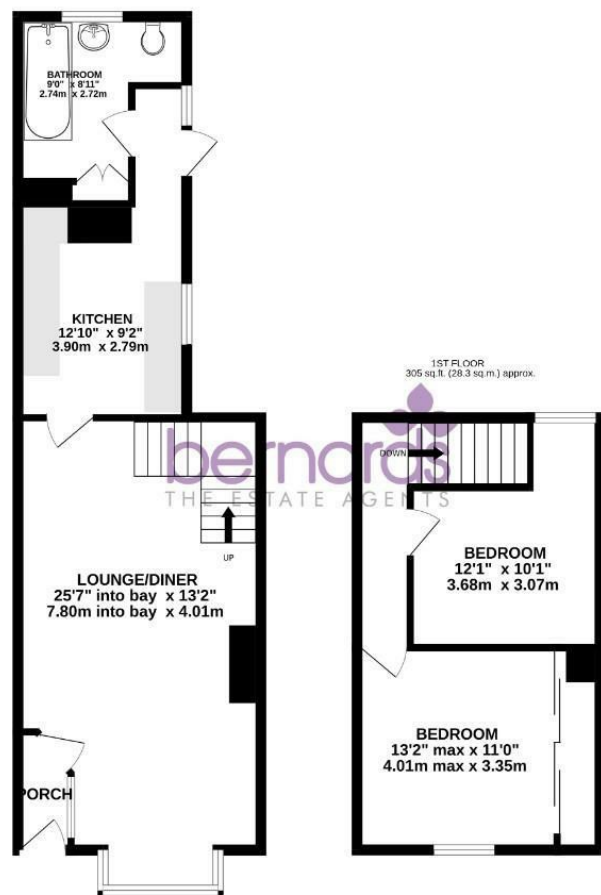
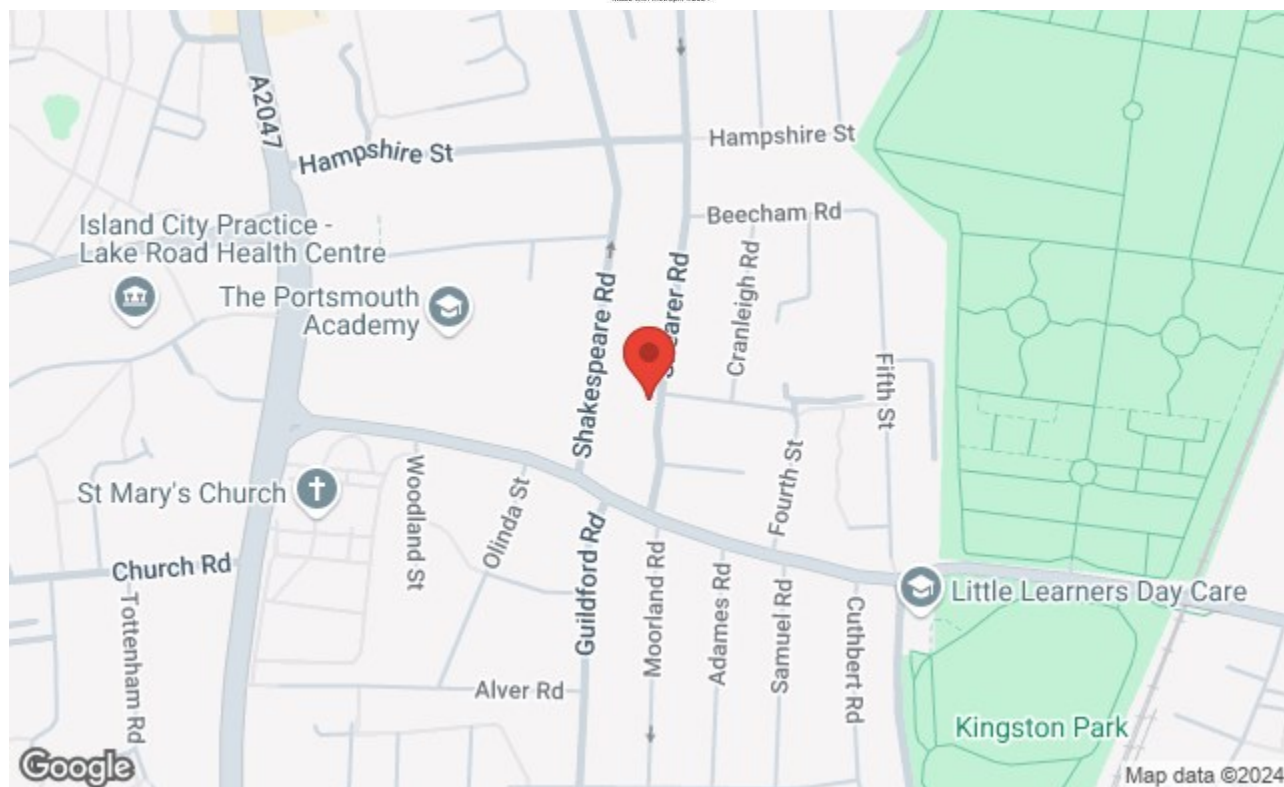


GROUND FLOOR
504 sq ft. (46.8 sq m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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
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FOR SALE

Offers Over £190,000

Shearer Road, Portsmouth PO1 5LL

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ MID TERRACED
- ❖ BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ SPACIOUS KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ WEST FACING GARDEN
- ❖ NEARBY TRANSPORT LINKS
- ❖ GREAT FIRST HOME
- ❖ IDEAL INVESTMENT

TWO DOUBLE BEDROOM HOME WITH OPEN PLAN LIVING

We are pleased to bring to the sales market this mid terraced, two bedroom home situated along Shearer Road, Fratton. You are perfectly situated, with great access to all local shops, schools and transport links including Fratton train station just 0.8 miles away.

Internally, you benefit from an open plan lounge/diner, spacious kitchen and the three piece bathroom to the rear. Upstairs, you have two

double bedrooms. The west facing garden is low maintenance, being laid to paving slab.

To arrange your internal viewing on this property, please contact the Portsmouth Branch on 02392 728090.

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



PROPERTY INFORMATION

LOUNGE/DINER
25'7" x 13'1" (7.80 x 4.01)

KITCHEN
12'9" x 9'1" (3.90 x 2.79)

BATHROOM
8'11" x 8'11" (2.74 x 2.72)

BEDROOM ONE
13'1" x 10'11" (4.01 x 3.35)

BEDROOM TWO
12'0" x 10'0" (3.68 x 3.07)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B – £1,614.24

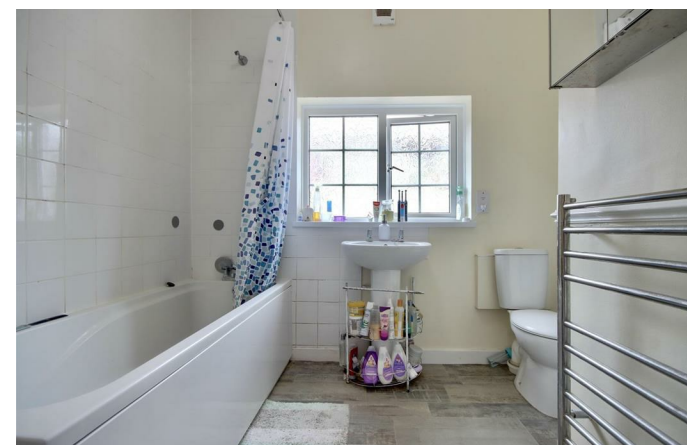
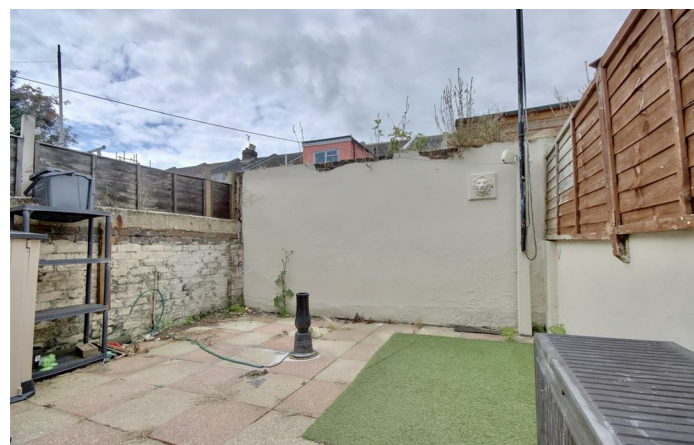
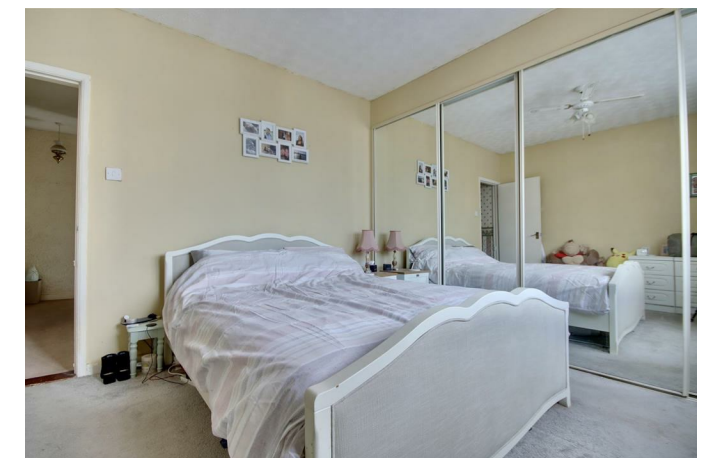
MORTGAGE ADVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK
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.

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.

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		62	76
England & Wales			



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