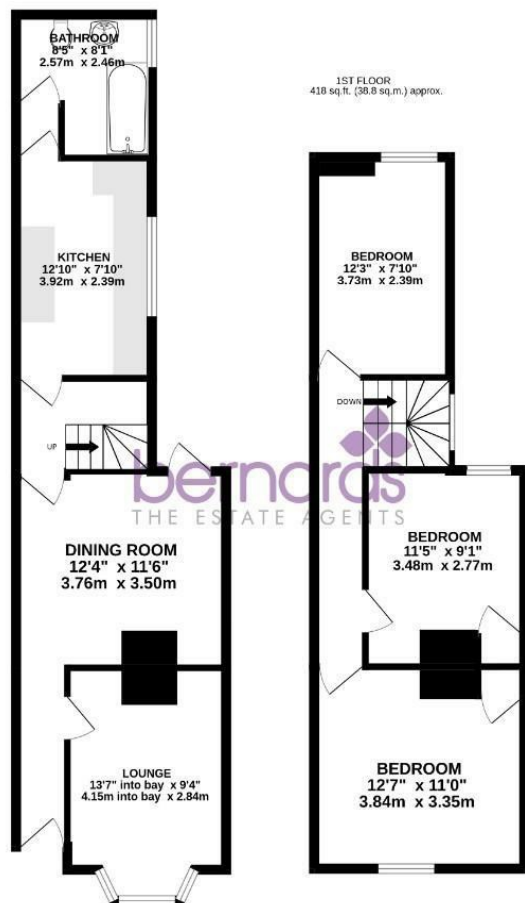


GROUND FLOOR
491 sq ft. (45.6 sq.m.) approx.

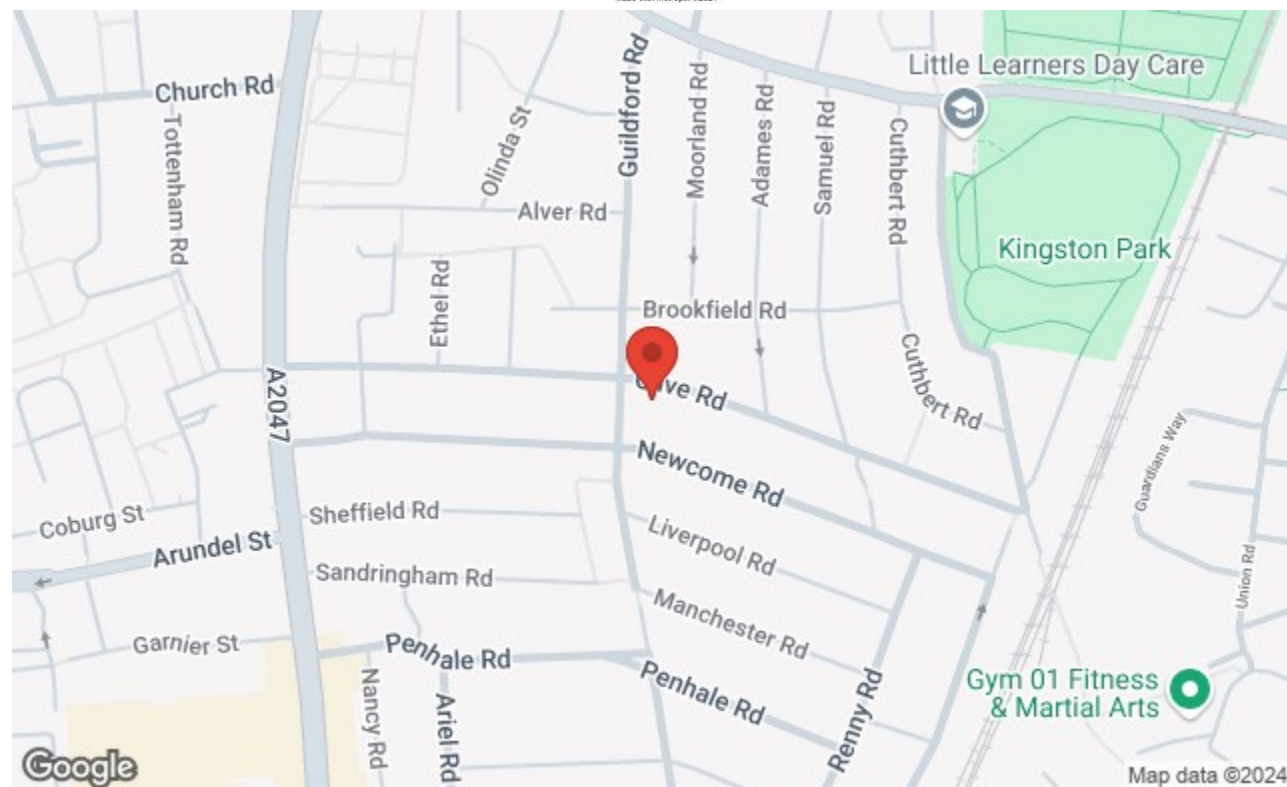


1ST FLOOR
418 sq ft. (38.8 sq.m.) approx.

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TOTAL FLOOR AREA: 908 sq ft. (84.4 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers Over £230,000

Clive Road, Portsmouth PO1 5JP

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HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ REDECORATED
- ❖ NEW BATHROOM
- ❖ NEW FLOORING
- ❖ NO FORWARD CHAIN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ TWO RECEPTION ROOMS
- ❖ SOUTH FACING GARDEN
- ❖ SPACIOUS KITCHEN
- ❖ A MUST VIEW

Welcome to Clive Road, Portsmouth - a charming terraced house that is perfect for first-time buyers! This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or guest room.

Recently redecorated with new carpets, this house offers a fresh and inviting atmosphere for you to

make your own. The brand new bathroom adds a touch of luxury to this lovely home, ensuring that you can unwind in style after a long day.

Located in a desirable area with no forward chain, this property presents a fantastic opportunity to own a beautiful home in a sought-after location. Don't miss out on the chance to make Clive Road your new address - book a viewing today and start envisioning the life you could create in this wonderful property!

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



PROPERTY INFORMATION

LOUNGE
9'4" x 13'7" into bay (2.84m x 4.14m into bay)

DINING ROOM
12'4" x 11'6" (3.76m x 3.51m)

KITCHEN
12'10" x 7'10" (3.91m x 2.39m)

BATHROOM
8'1" x 8'5" (2.46m x 2.57m)

BEDROOM
11' x 12'7" (3.35m x 3.84m)

BEDROOM
9'1" x 11'5" (2.77m x 3.48m)

BEDROOM
12'3" x 7'10" (3.73m x 2.39m)

ANTI-MONEY LAUNDERING (AML)

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

COUNCIL TAX BAND B

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying

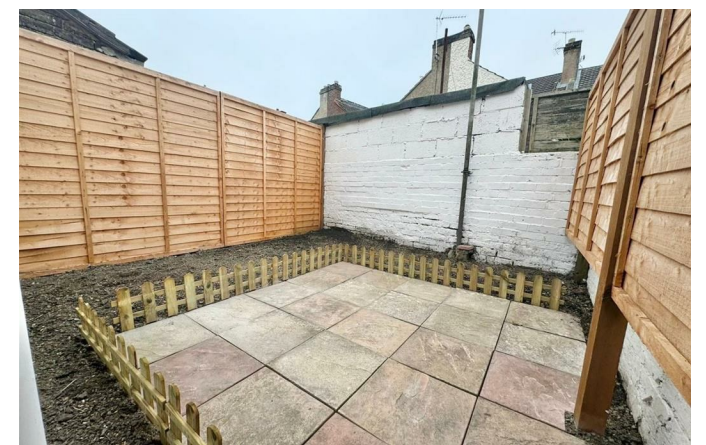
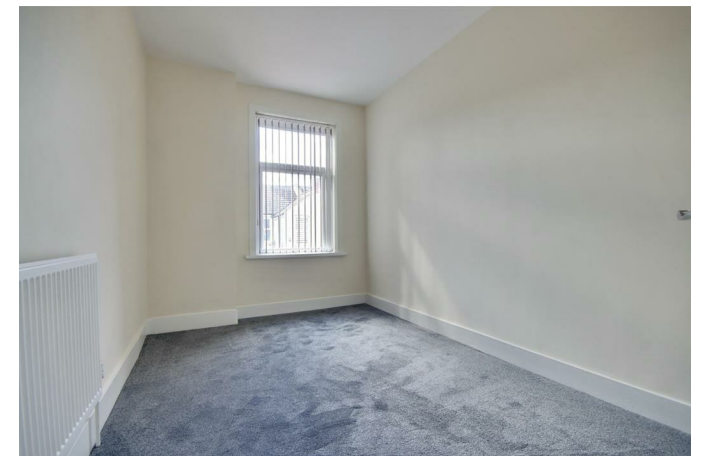
position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

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.

SOLICITOR

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 conveyancer 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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