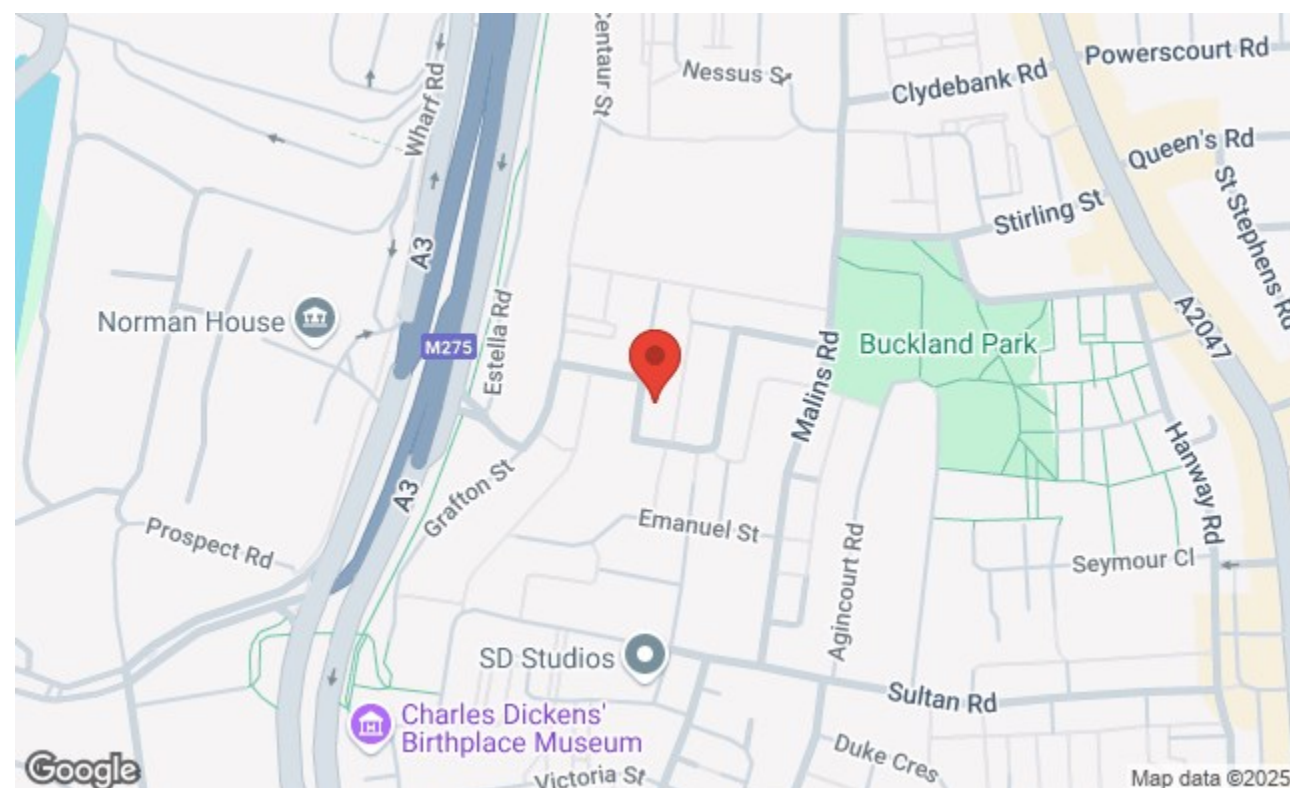


TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.

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.

Made with Metropix ©2024



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



Auction Guide £196,000

Steerforth Close, Portsmouth PO2 7HE

bernards
THE ESTATE AGENTS



Great investment opportunity!

HIGHLIGHTS

- ❖ MID-TERRACE
- ❖ GARAGE + DRIVEWAY
- ❖ FOUR BEDROOMS
- ❖ TOWNHOUSE
- ❖ FOUR PIECE BATHROOM
- ❖ THREE W/C's
- ❖ BUYERS FEE'S APPLY
- ❖ T&C'S APPLY
- ❖ SUBJECT TO RESERVE PRICE
- ❖ MODERN METHOD OF AUCTION

Welcome to Steerforth Close, a charming 4 bedroom townhouse with huge potential. Benefiting from an integral garage and driveway.

The property requires some work throughout.

***For sale by Modern Method of Auction; Starting Bid Price £196,000 plus Reservation Fee. ***

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



PROPERTY INFORMATION

ENTRANCE HALL

GARAGE

14'2" x 9'5" (4.33 x 2.89)

KITCHEN

14'5" x 12'7" (4.40 x 3.86)

LOUNGE

12'8" x 10'8" (3.88 x 3.27)

BEDROOM ONE

11'5" x 7'1" (3.50 x 2.16)

BEDROOM TWO

14'9" x 5'10" (4.50 x 1.78)

BEDROOM THREE

12'8" x 9'1" (3.88 x 2.79)

BEDROOM FOUR

12'9" x 10'9" (3.89 x 3.30)

BATHROOM

8'9" x 8'2" (2.69 x 2.51)

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

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.

AUCTIONEER'S COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for

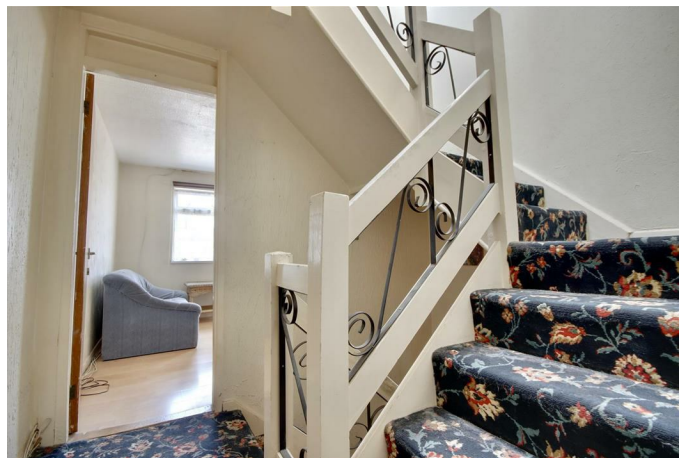
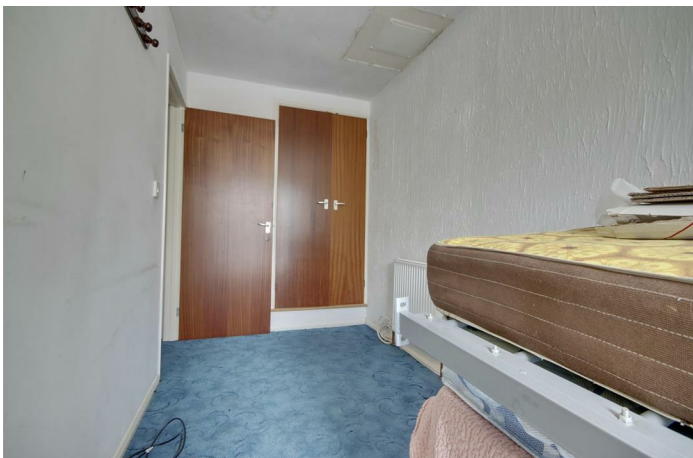
standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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		

Scan here to see all our properties for sale and rent



Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk

