



By Auction £135,000

Fratton Road, Portsmouth PO1 5JX

bernards
THE ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



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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HIGHLIGHTS

- ❖ END TERRACED HOUSE
- ❖ ONE BEDROOM
- ❖ GARDEN
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ FITTED KITCHEN
- ❖ OPEN PLAN LIVING
- ❖ NEARBY TRANSPORT LINKS
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ SECURE SALE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

Bernards are pleased to bring to the sales market this one bedroom, end terraced house located just off of Fratton Road in a small development. This property benefits from being in close proximity to transport links and local amenities.

Downstairs comprises of an open plan lounge/diner off of which you will find the fitted kitchen, and downstairs toilet. Moving upstairs,

we have a good size double bedroom with an integral cupboard and three piece ensuite. This property is completed by the rear courtyard garden.

This would be an ideal first home or investment property, or even for someone who is looking to downsize. Please call Bernards on 02392 728090 to arrange a viewing!

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



PROPERTY INFORMATION

LOUNGE/DINER
17'1" x 16'2" (5.21 x 4.93)

KITCHEN
7'6" x 5'9" (2.31 x 1.77)

WC
6'7" x 3'0" (2.01 x 0.92)

BEDROOM
13'0" x 10'8" (3.98 x 3.27)

ENSUITE
10'5" x 5'7" (3.18 x 1.72)

AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are

carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating	
Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>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</p> <p>Not energy efficient - higher running costs</p>	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <p>89 74</p>
EU Directive 2002/91/EC	
England & Wales	



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