

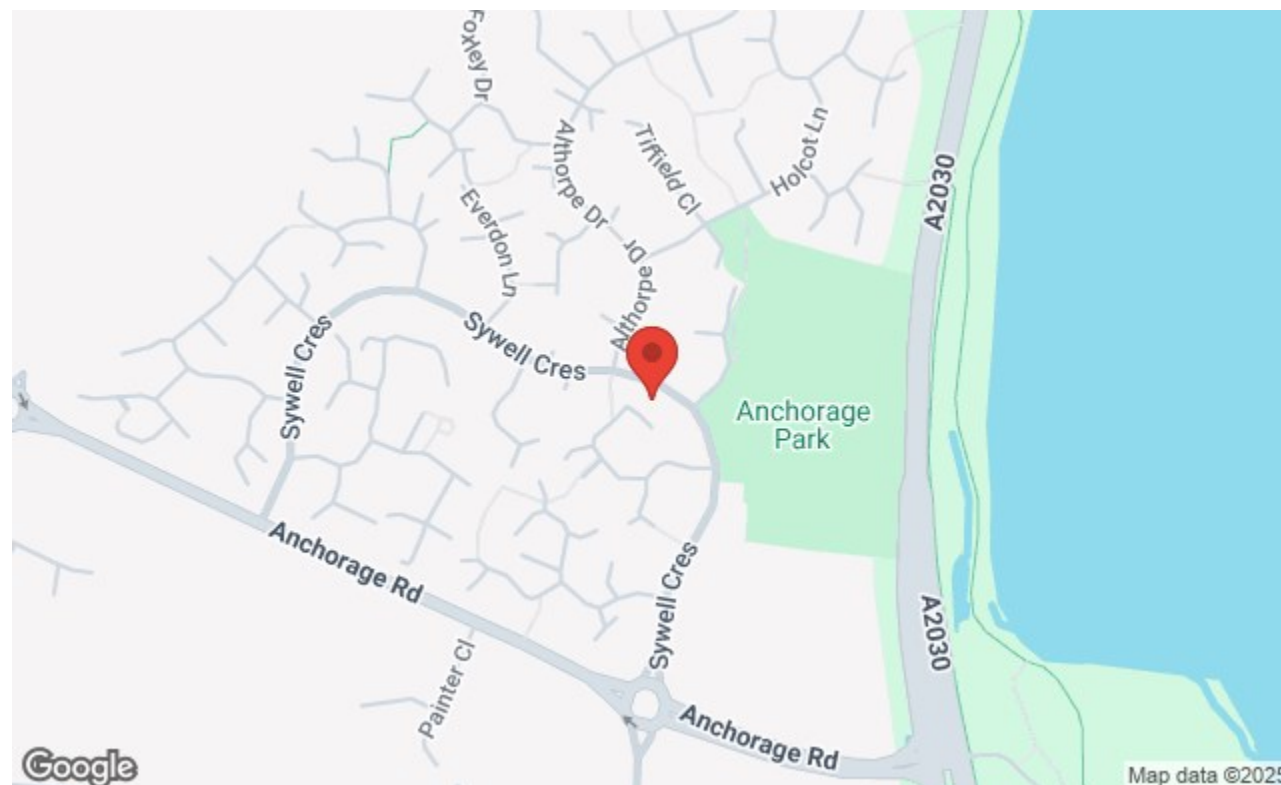
GROUND FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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



By Auction £270,000

Brampton Lane, Portsmouth PO3 5TB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ CONSERVATORY
- ❖ NO ONWARD CHAIN
- ❖ PARKING
- ❖ GARAGE
- ❖ SIDE ACCESS
- ❖ WET ROOM
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

\*\*\*THREE BEDROOMS - GARAGE - CONSERVATORY\*\*\*

Sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid  
£270.000

We are delighted to introduce to the sales market, this very well presented property in the corner of a sought after cul-de-sac in Anchorage Park.

This charming property boasts parking and a garage.

Moving inside via the front porch, the property has a well appointed lounge, which has dual aspect windows, flooding

the room with natural light, with a door which opens into the conservatory.

Moving through, the kitchen is a great space, with plenty of spaces for appliances.

The rear garden is very well presented and low maintenance, laid to shingle with raised flower beds and a pond.

Moving upstairs, the property has three bedrooms (two doubles+ one single). The property is completed by the modern bathroom.

We strongly recommend booking an internal viewing to fully appreciate what's on offer.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- PORCH**  
5'8" x 3'4" (1.73 x 1.04)
- LOUNGE**  
14'11" x 13'11" (4.57 x 4.26)
- CONSERVATORY**  
11'4" x 8'4" (3.47 x 2.56)
- KITCHEN**  
14'11" x 9'7" (4.57 x 2.94)
- BEDROOM ONE**  
12'5" x 10'6" (3.81 x 3.22)
- BEDROOM TWO**  
10'6" x 9'7" (3.22 x 2.94)
- BEDROOM THREE**  
7'9" x 6'5" (2.38 x 1.97)
- BATHROOM**  
6'8" x 6'5" (2.05 x 1.97)

**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.

**COUNCIL TAX**  
The local authority is Havant borough council/Portsmouth city Council.

**BAND : C**  
YEARLY £: 1619

**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**  
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
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	74	
(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		
England & Wales		



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