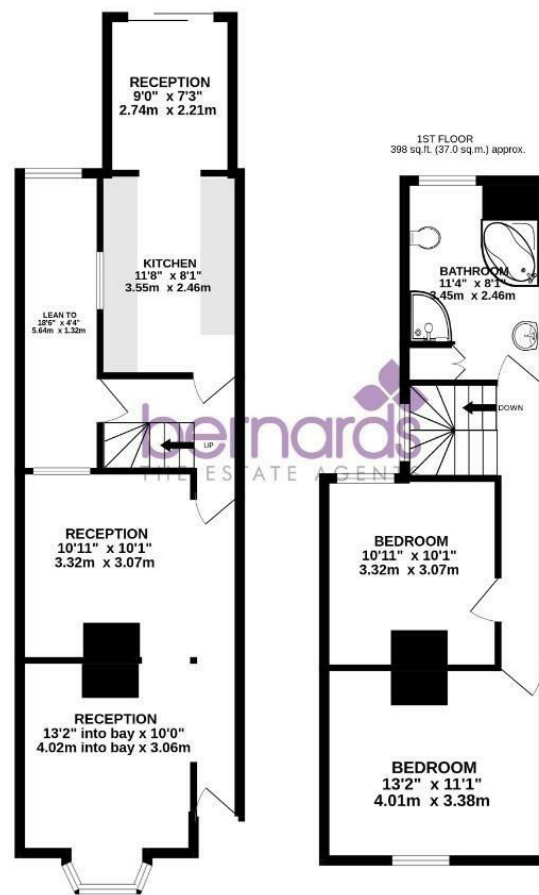
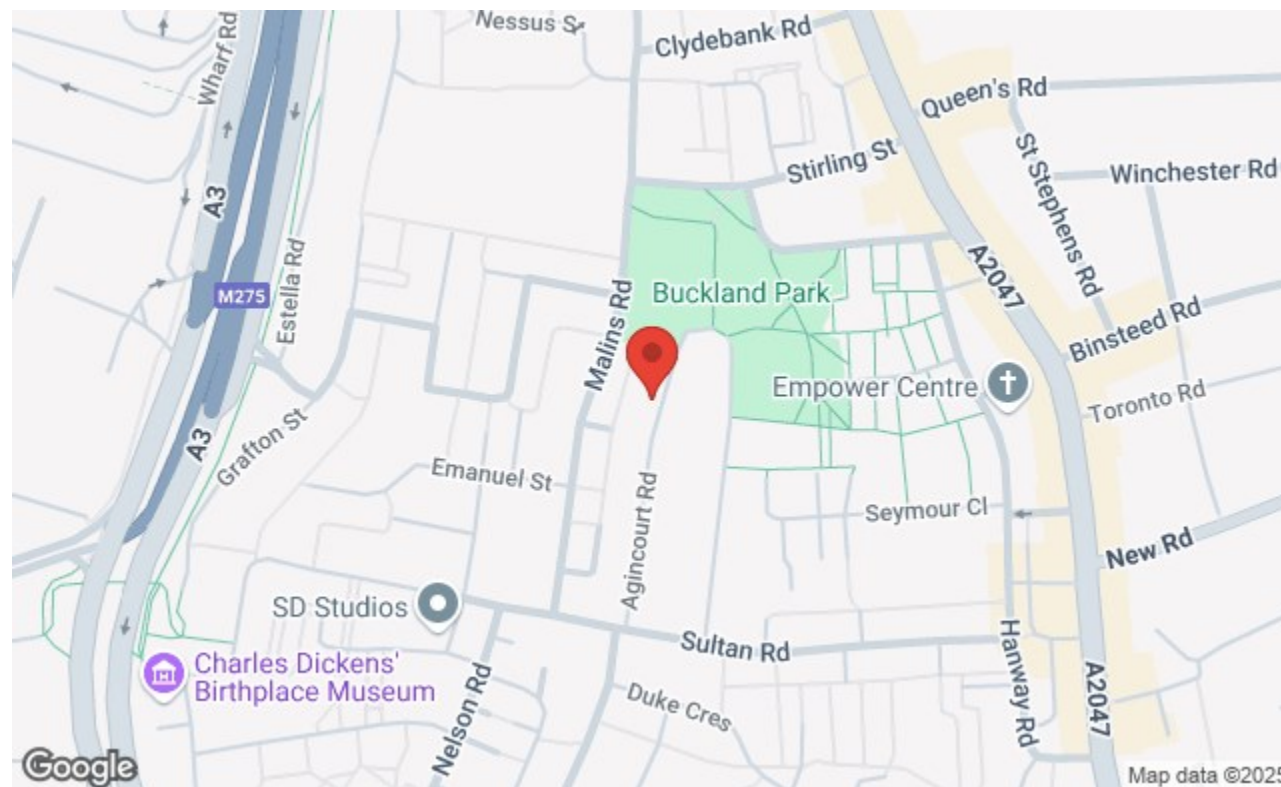


GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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 £160,000

Agincourt Road, Portsmouth PO2 7AX

bernards
THE ESTATE AGENTS



2 1 3

HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ PRIVATE GARDEN WITH REAR ACCESS
- ❖ IMMEDIATE EXCHANGE OF CONTRACTS
- ❖ BATH & SHOWER
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ SOLD VIA 'SECURE SALE'
- ❖ IDEAL FIRST TIME PURCHASE
- A MUST SEE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

New to the market is this two bedroom, terraced house situated in Agincourt Road, Portsmouth.

Upon entrance to the property you will find the first reception room, and further to that an additional reception room which makes for the ideal dining area. Leading on from the second reception is the fitted kitchen as well as conservatory leading to the private garden. The

garden is fully slabbed and will be easy to maintain with rear access.

To the first floor you will find the four piece suite, equipped with a shower and corner bath tub. Both bedrooms are double in size. The property offers full double glazing throughout as well as gas central heating.

This is a great investment property.

Please call Bernards to arrange a viewing on 02392728090.

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



PROPERTY INFORMATION

RECEPTION ROOM ONE
13'2" x 10'0" (4.02 x 3.06)

RECEPTION ROOMS TWO
10'10" x 10'0" (3.32 x 3.07)

KITCHEN
11'7" x 8'0" (3.55 x 2.46)

LEAN TO
18'6" x 4'3" (5.64 x 1.30)

RECEPTION ROOM THREE
8'11" x 7'3" (2.74 x 2.21)

BEDROOM ONE
13'1" x 11'1" (4.01 x 3.38)

BEDROOM TWO
10'10" x 9'10" (3.32 x 3.0)

BATHROOM
11'3" x 8'0" (3.45 x 2.46)

COUNCIL TAX BAND B

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.

AUCTIONEERS 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.

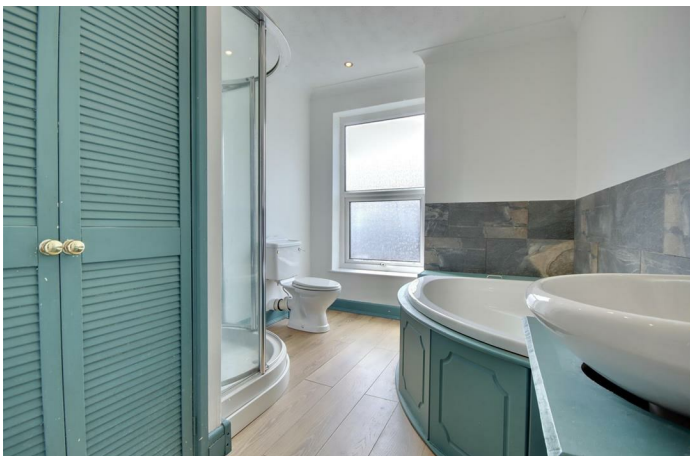
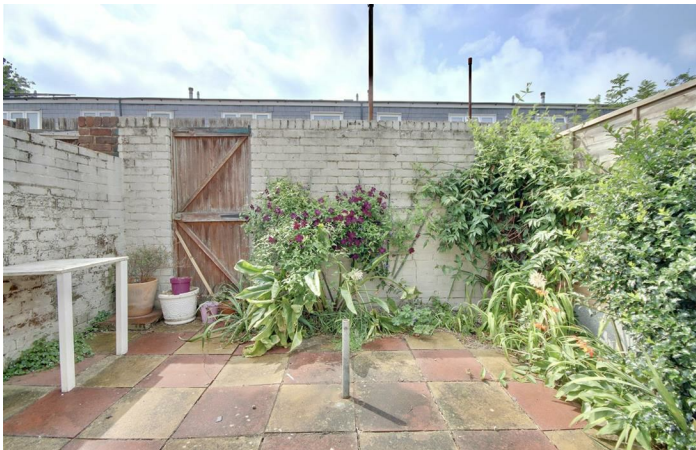
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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