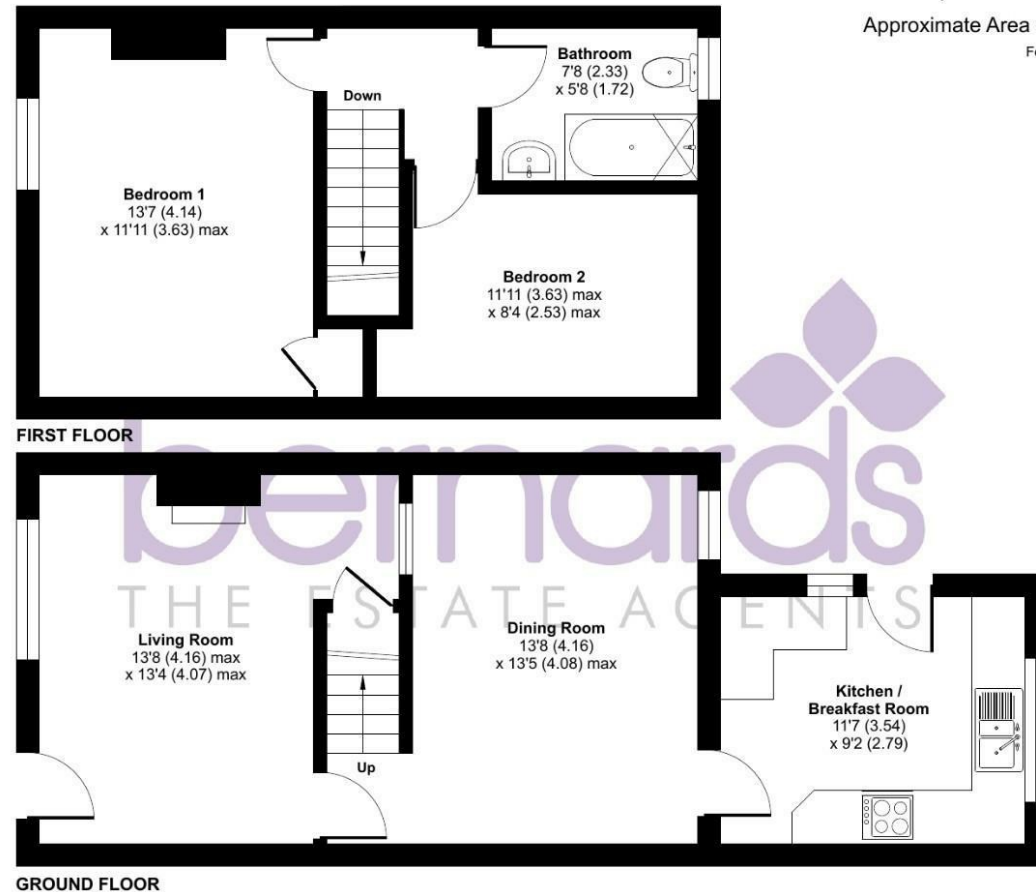




Bettesworth Road, Portsmouth, PO1

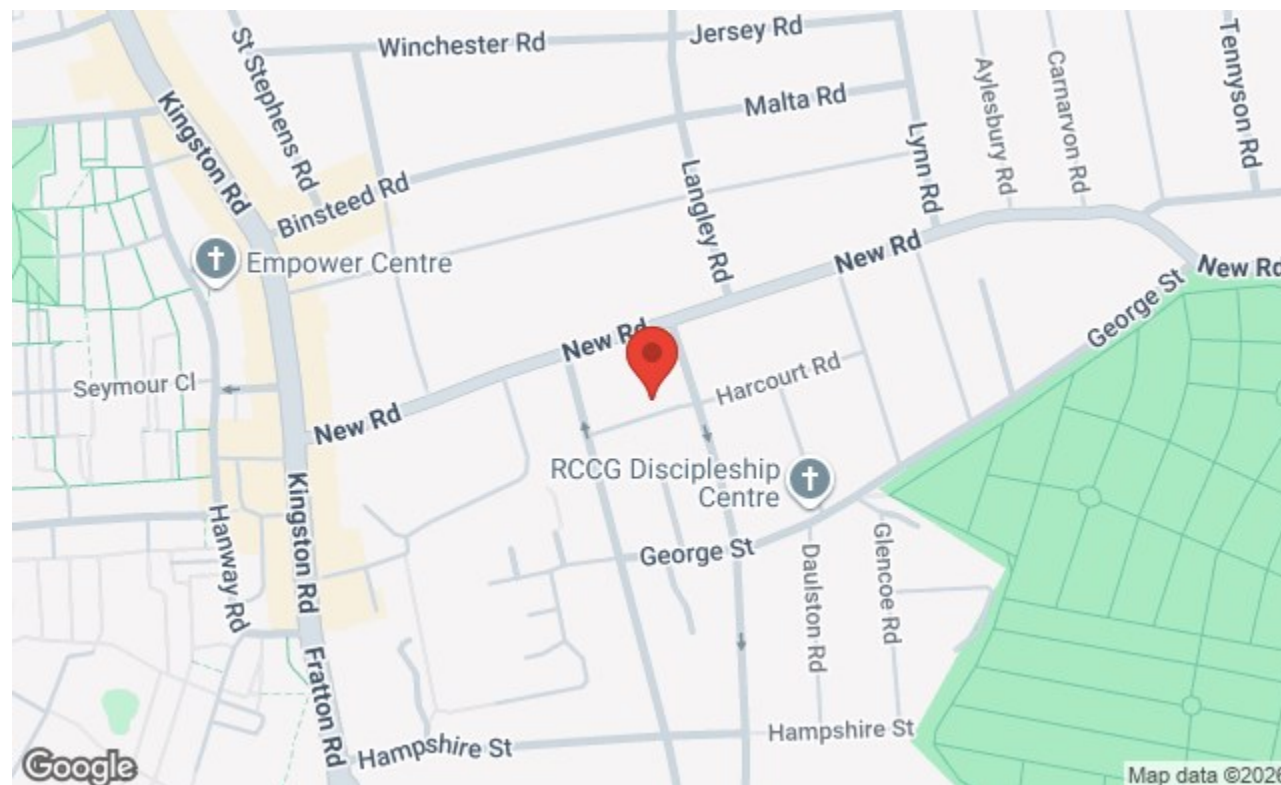
Approximate Area = 777 sq ft / 72.1 sq m
For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1269084



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



By Auction £165,000

Bettesworth Road, Portsmouth PO1 5RG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ PUBLIC TRANSPORT LINKS
- ❖ NO FORWARD CHAIN
- ❖ MID TERRACE
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

Sold via Secure Sale online bidding.
Terms & Conditions apply. Starting Bid
£165,000

Nestled on the charming Bettesworth Road in Portsmouth, this delightful two-up, two-down style house, dating back to the late 1800s, offers a unique blend of character and modern living. As you enter, you are greeted by a welcoming reception room at the front, perfect for relaxing or entertaining guests. The middle reception room provides additional space, ideal for a dining area or a cosy sitting room, enhancing the home's versatility.

At the rear of the property, you will find a

well-appointed kitchen, which is both functional and inviting, making it a wonderful space for culinary creations. Upstairs, the house boasts two comfortable bedrooms, providing ample space for rest and relaxation. The three-piece bathroom is conveniently located on this level, ensuring practicality for daily living.

This property is perfect for first-time buyers or those looking to downsize, offering a charming home in a sought-after location. With its period features and thoughtful layout, this house is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this lovely home your own.

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



PROPERTY INFORMATION

LIVING ROOM

13'7" x 13'4" (4.16 x 4.07)

DINING ROOM

13'7" x 13'4" (4.16 x 4.08)

KITCHEN/BREAKFAST ROOM

11'7" x 9'1" (3.54 x 2.79)

BEDROOM ONE

13'6" x 11'10" (4.14 x 3.63)

BEDROOM TWO

11'10" x 8'3" (3.63 x 2.53)

BATHROOM

7'7" x 5'7" (2.33 x 1.72)

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.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B

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		
(81-91) B		
(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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