

£220,000

Stamshaw Road, Portsmouth PO2
8LG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ SPACIOUS KITCHEN
- ❖ NO ONWARD CHAIN
- ❖ GREAT POTENTIAL
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ POTENTIAL TENANT IN-SITU

Located on Stamshaw Road in the city of Portsmouth, this mid terraced house presents an excellent opportunity for first-time buyers.

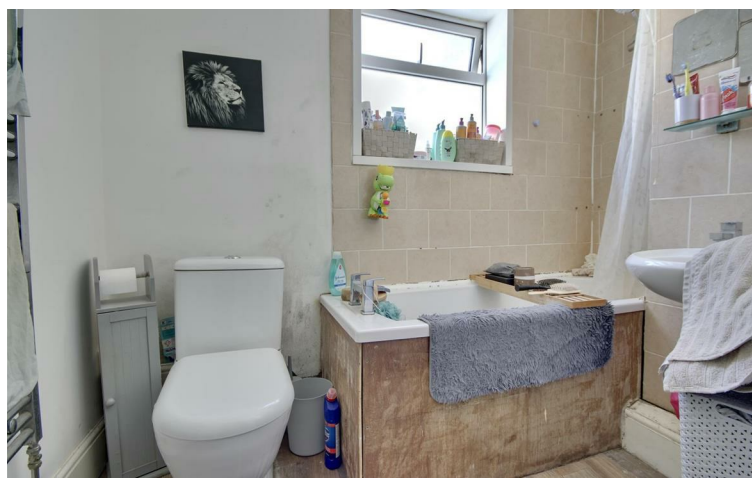
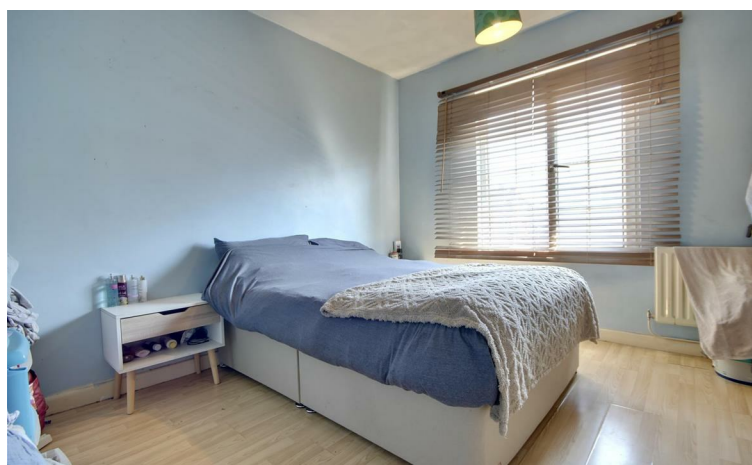
Upon entering, you are welcomed into a spacious lounge/diner. This versatile area is filled with natural light, creating a warm and inviting atmosphere. The property features three generously sized bedrooms,

providing ample space for family or guests. The upstairs bathroom is conveniently located, ensuring privacy and ease of access. One of the standout features of this home is the delightful west-facing garden, which offers a wonderful outdoor space to enjoy the afternoon sun.

Please call Bernards on 02392 728090 to arrange a viewing!

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PROPERTY INFORMATION

PORCH

LOUNGE/DINER

21'6" x 13'3" (6.56 x 4.04)

KITCHEN

16'9" x 7'11" (5.13 x 2.43)

GARDEN

FIRST FLOOR

BEDROOM ONE

13'1" x 10'10" (3.99 x 3.32)

BEDROOM TWO

10'2" x 6'8" (3.12 x 2.04)

BEDROOM THREE

9'0" x 7'10" (2.75 x 2.41)

BATHROOM

8'3" x 4'10" (2.53 x 1.49)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : A £1,453.95

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.

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.

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.

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



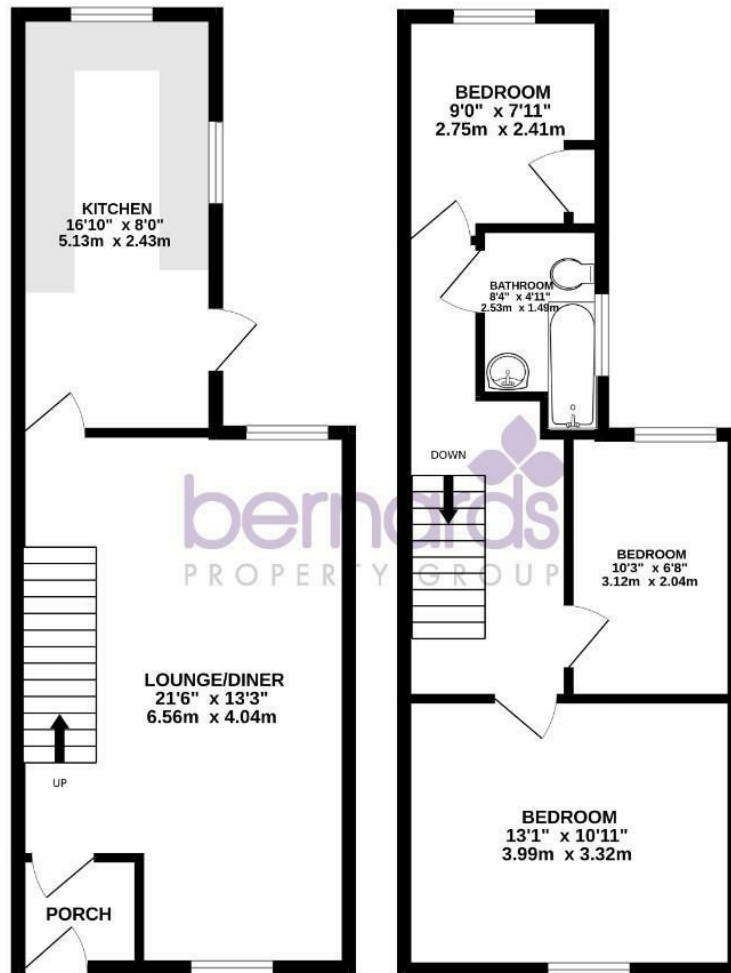
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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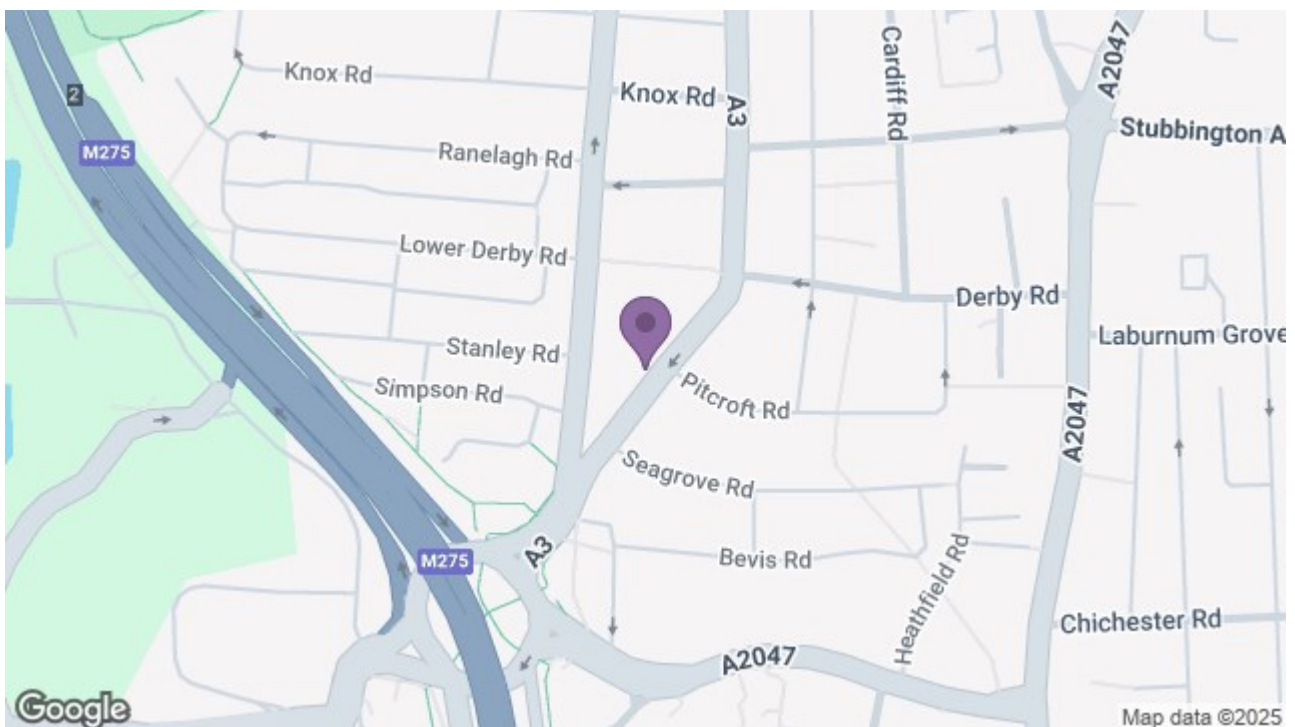
GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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