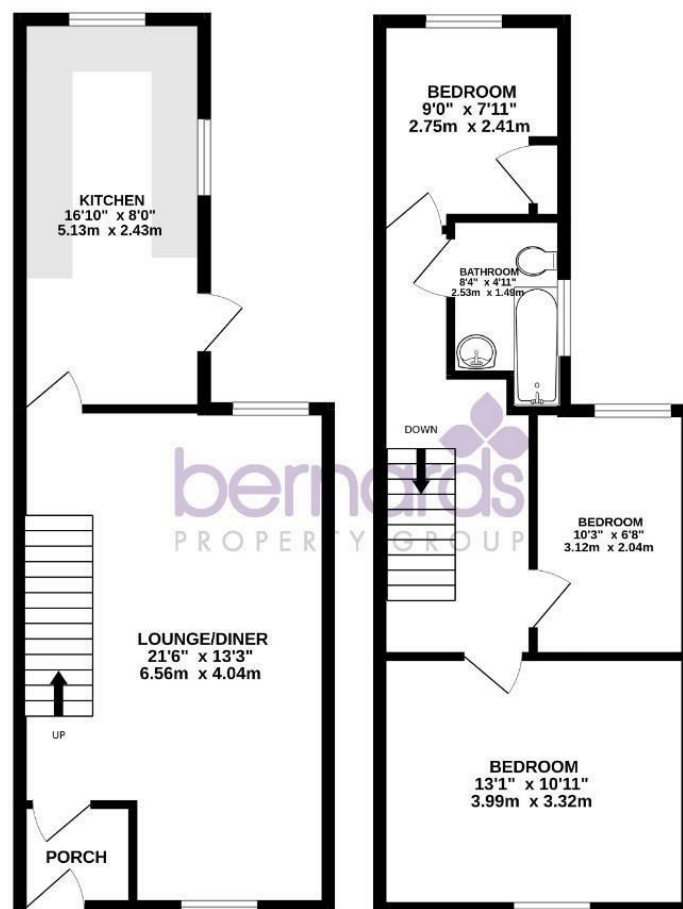
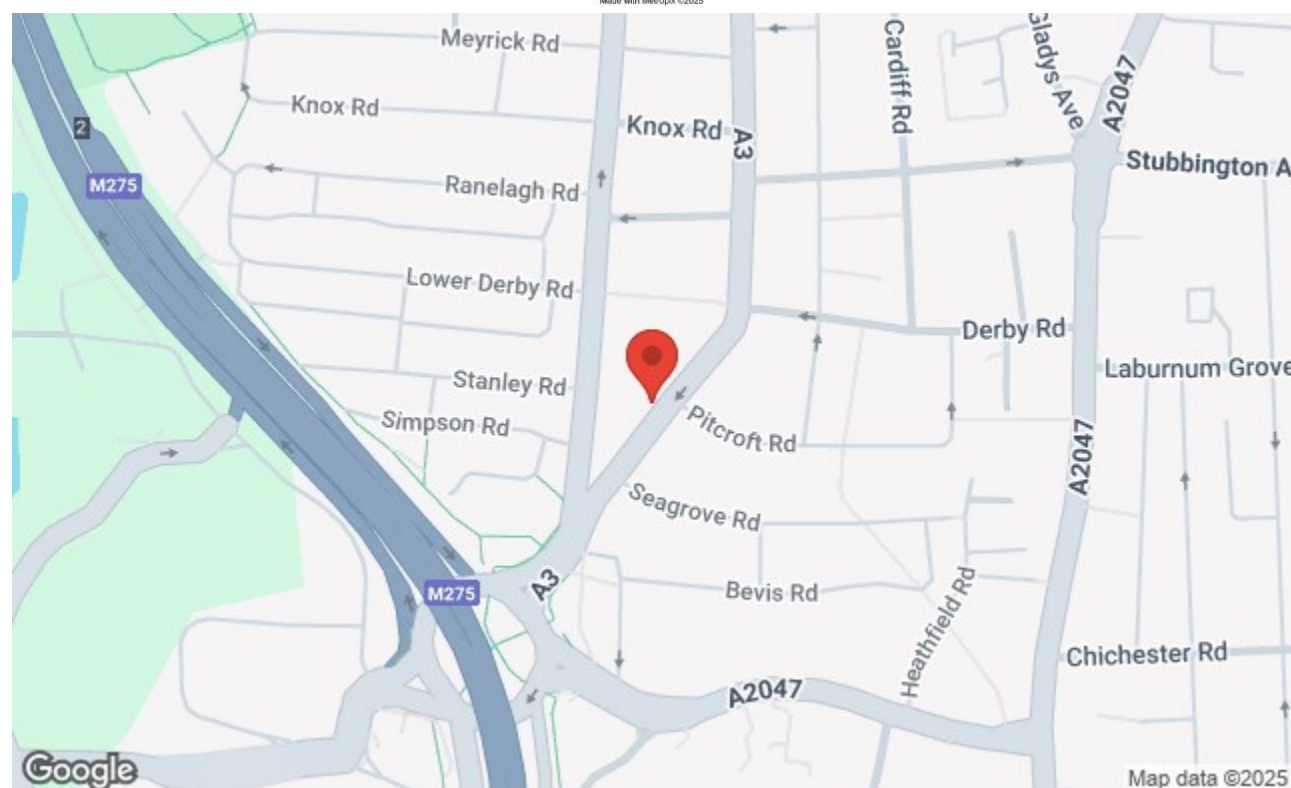


GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

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 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.  
Made with Metropix ©2025



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



**FOR SALE**

By Auction £180,000

Stamshaw Road, Portsmouth PO2 8LG

**bernards**  
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 1 lounge/diner

## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ SPACIOUS KITCHEN
- ❖ WEST FACING GARDEN
- ❖ NO ONWARD CHAIN
- ❖ GREAT POTENTIAL
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ SECURE SALE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

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!

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





# PROPERTY INFORMATION

**LOUNGE/DINER**  
21'6" x 13'3" (6.56 x 4.04)

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

**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.

**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                                 |         | 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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

