

By Auction £220,000

Queens Road, Portsmouth PO2 7NG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ MID TERRACED
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ NO FORWARD CHAIN
- ❖ SECURE SALE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000

Bernards are pleased to welcome to the market this mid terraced, three bedroom home in Queens Road, Portsmouth. The ground floor comprises of: two reception rooms, kitchen, utility, lean to, and bathroom.

Upstairs, you will find three double bedrooms. The property is neutrally decorated throughout and ready for it's new owner to put on their own stamp.

Please call Bernards to arrange your viewing on 02392 728090.

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







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# PROPERTY INFORMATION

## LIVING ROOM

15'0" x 9'9" (4.59 x 2.99)

## DINING ROOM

11'5" x 9'9" (3.48 x 2.99)

## LEAN TO

8'10" x 4'1" (2.70 x 1.26)

## KITCHEN

11'8" x 8'2" (3.57 x 2.49)

## UTILITY

8'2" x 5'0" (2.49 x 1.53)

## BATHROOM

8'2" x 6'9" (2.49 x 2.06)

## BEDROOM ONE

13'1" x 12'0" (3.99 x 3.68)

## BEDROOM TWO

11'5" x 9'10" (3.50 x 3.02)

## BEDROOM THREE

12'4" x 8'2" (3.76 x 2.49)

## Portsmouth Council Tax

The local authority is Portsmouth city Council.

BAND: C - £1,844.85

## 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.

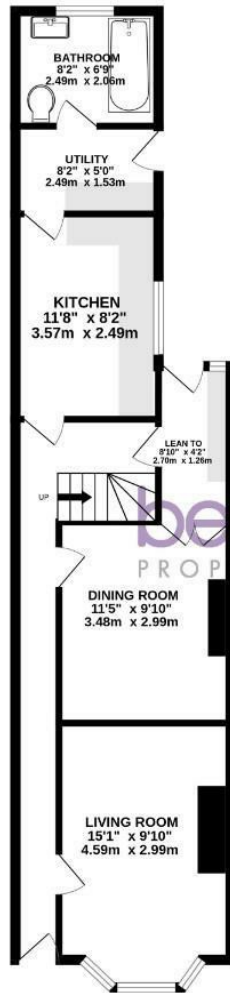
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

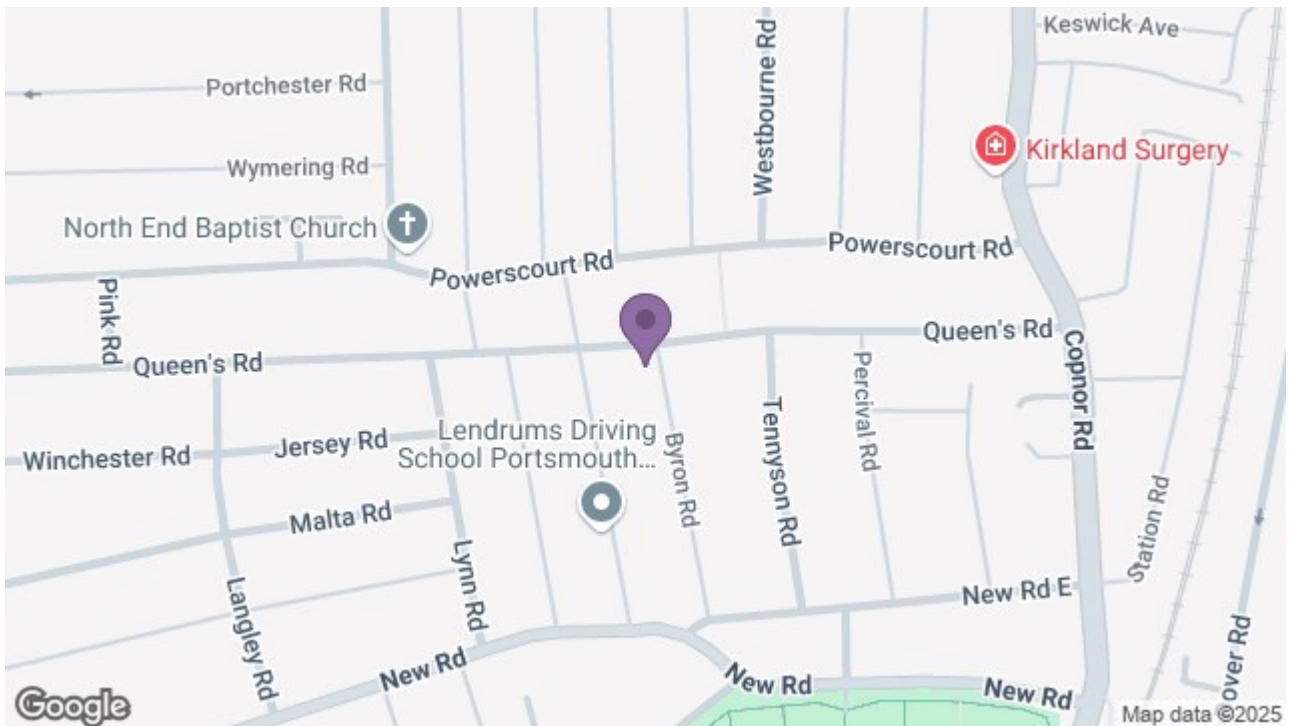


1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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