

By Auction £305,000

Drayton Road, Portsmouth PO2 7HW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 6 BED DETACHED HOUSE
- ❖ USED AS TWO FLATS
- ❖ FREEHOLD
- ❖ GREAT INVESTMENT
- ❖ 10%+ YIELD
- ❖ ONLINE BIDDING
- ❖ CENTRAL LOCATION
- ❖ NO FORWARD CHAIN
- ❖ SOLD BY SECURE SALE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £305,000

Situated in Drayton Road, this impressive detached house presents a remarkable investment opportunity. Currently configured as two separate flats, the property boasts six spacious bedrooms and two well-appointed bathrooms, making it ideal for a variety of living arrangements or rental options.

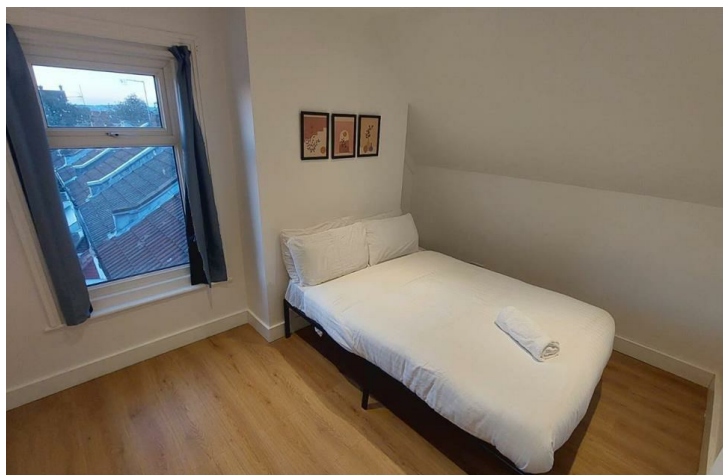
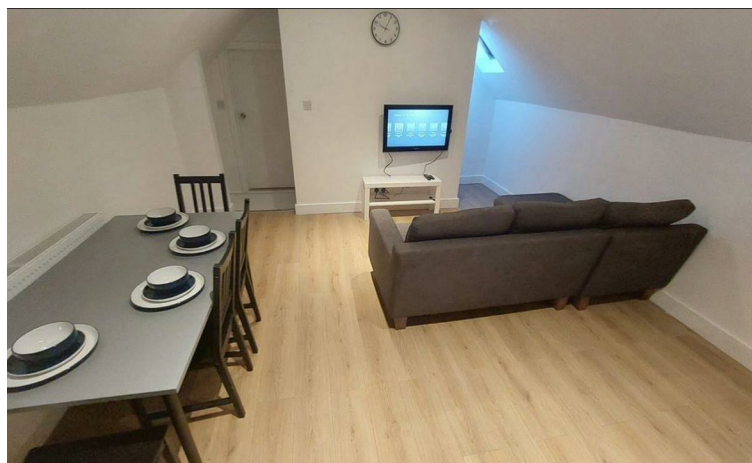
The two reception rooms offer ample space for relaxation and entertainment, ensuring that both residents and guests can enjoy

comfort and privacy. With a strong yield of 10%, this property is not only a home but also a lucrative investment, appealing to both seasoned investors and first-time buyers looking to enter the rental market.

The house is being sold by modern auction, providing a streamlined purchasing process that can facilitate a swift transaction. Its prime location in Portsmouth ensures easy access to local amenities, schools, and transport links, enhancing its appeal for potential tenants or future owners.

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





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PROPERTY INFORMATION

LOWER FLAT

KITCHEN/LIVING

12'8" x 13'1" (3.87 x 4.01)

BATHROOM

5'8" x 9'2" (1.74 x 2.80)

BEDROOM

12'4" x 12'1" (3.78 x 3.70)

BEDROOM

11'6" x 9'10" (3.51 x 3.02)

BEDROOM

9'10" x 11'6" (3 x 3.51)

UPPER FLAT

KITCHEN/LIVING

18'0" x 13'3" (5.49 x 4.04)

BATHROOM

7'1" x 6'3" (2.16 x 1.91)

BEDROOM

11'7" x 11'10" (3.54 x 3.63)

BEDROOM

9'8" x 13'1" (2.95 x 4.01)

BEDROOM

9'8" x 12'11" (2.95 x 3.95)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

Band A

Portsmouth City Council: £1,211.75

Police and Crime Commissioner: £183.64

Hampshire & Isle of Wight Fire & Rescue: £58.56

Total Council Tax charge: £1,453.95

EPC

Please check Govt. site for all EPC information. Lower Flat and Upper Flat EPC are available for this property.

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.

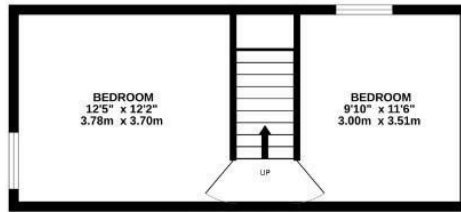
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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		
England & Wales	EU Directive 2002/91/EC	



BASEMENT
304 sq.ft. (28.3 sq.m.) approx.



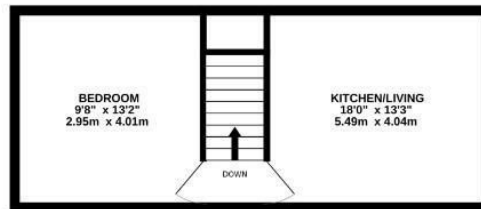
GROUND FLOOR
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.

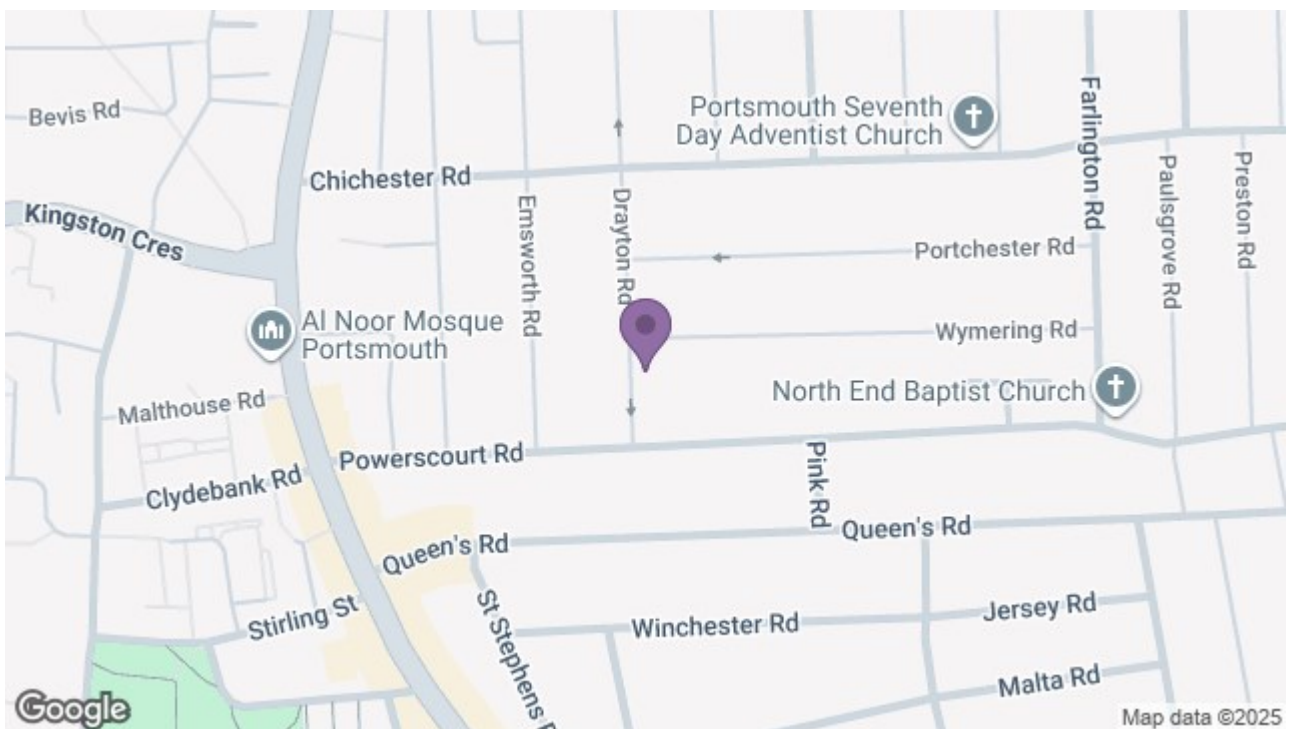


2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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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