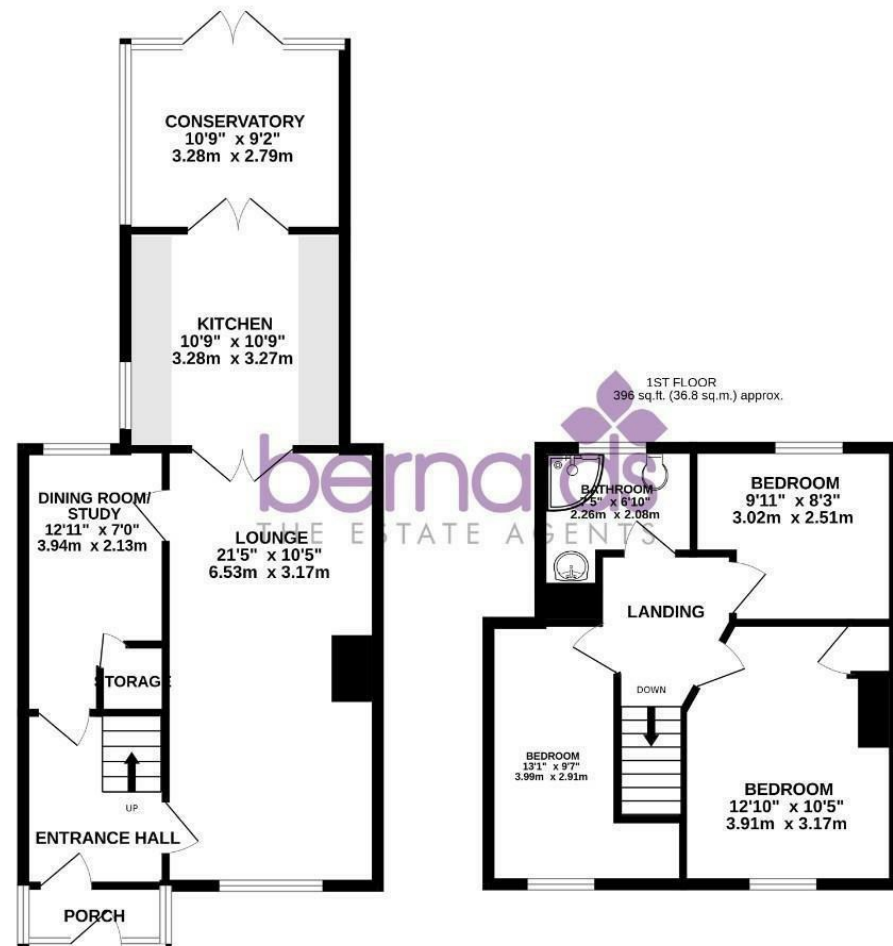


GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



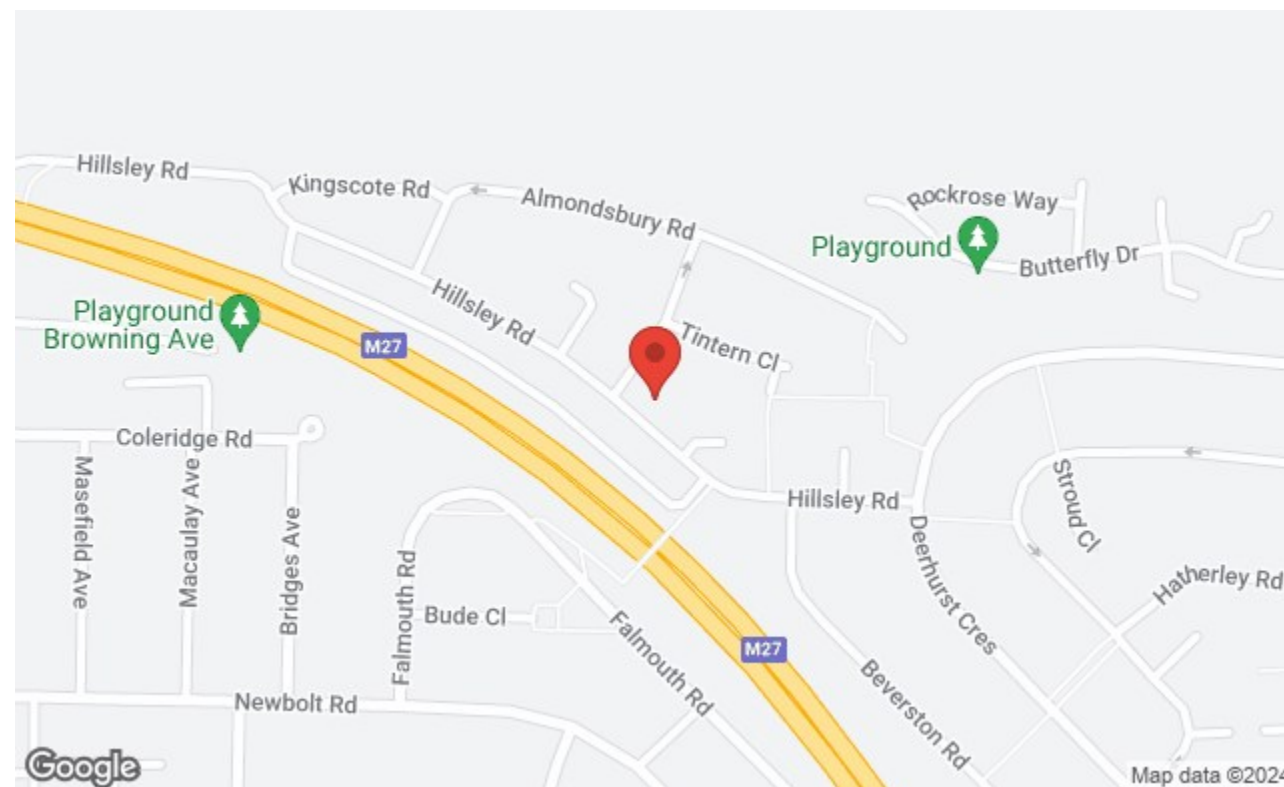
1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.

TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.

While 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



FOR SALE

Asking Price £210,000

Hillsley Road, Portsmouth PO6 4LE

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ 3 BEDROOM TERRACE
- ❖ OFF ROAD PARKING
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ SPLIT LEVEL GARDEN
- ❖ VIEWING RECOMMENDED
- ❖ PAULSGROVE LOCATION
- ❖ PERFECT FIRST TIME BUY
- ❖ INVESTMENT POTENTIAL

**\*\* NO ONWARD CHAIN \*\* OFF ROAD PARKING \*\***

We are pleased to welcome to the sales market this three bedroom, mid-terrace family home offered for sale with no onward chain.

We are pleased to bring to the sales market this three bedroom, mid terrace house situated along Hillsley Road, Portsmouth. This property is perfect for those looking to put their own stamp on their home, whether it be a first time purchase or those looking to upsize. Located along Hillsley Road, it would also make the perfect Buy to let with just a short

distance from QA hospital, local shops and transport links.

This house has fantastic potential and benefits from; two reception rooms, kitchen and conservatory to the rear. Upstairs you have three generously sized bedrooms and the family bathroom. Externally, to the front you have the driveway providing off road parking and to the rear, a good size split level garden.

To arrange your internal viewing, please contact the Drayton team on 02392 728091

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## PORCH

## ENTRANCE HALL

## LIVING ROOM

21'5" x 10'4" (6.53 x 3.17)

## DINING ROOM/STUDY

12'11" x 6'11" (3.94 x 2.13)

## KITCHEN

10'9" x 10'8" (3.28 x 3.27)

## CONSERVATORY

10'9" x 9'1" (3.28 x 2.79)

## LANDING

## BEDROOM 1

12'9" x 10'4" (3.91 x 3.17)

## BEDROOM 2

9'10" x 8'2" (3.02 x 2.51)

## BEDROOM 3

13'1" x 9'6" (3.99 x 2.91)

## BATHROOM

7'4" x 6'9" (2.26 x 2.08)

## REAR GARDEN

## OFF ROAD PARKING

## COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : B – £1,540.59

## 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

## 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.

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## 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.

## REMOVAL QUOTES

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.



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		

Scan here to see all our properties for sale and rent



Call today to arrange a viewing  
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