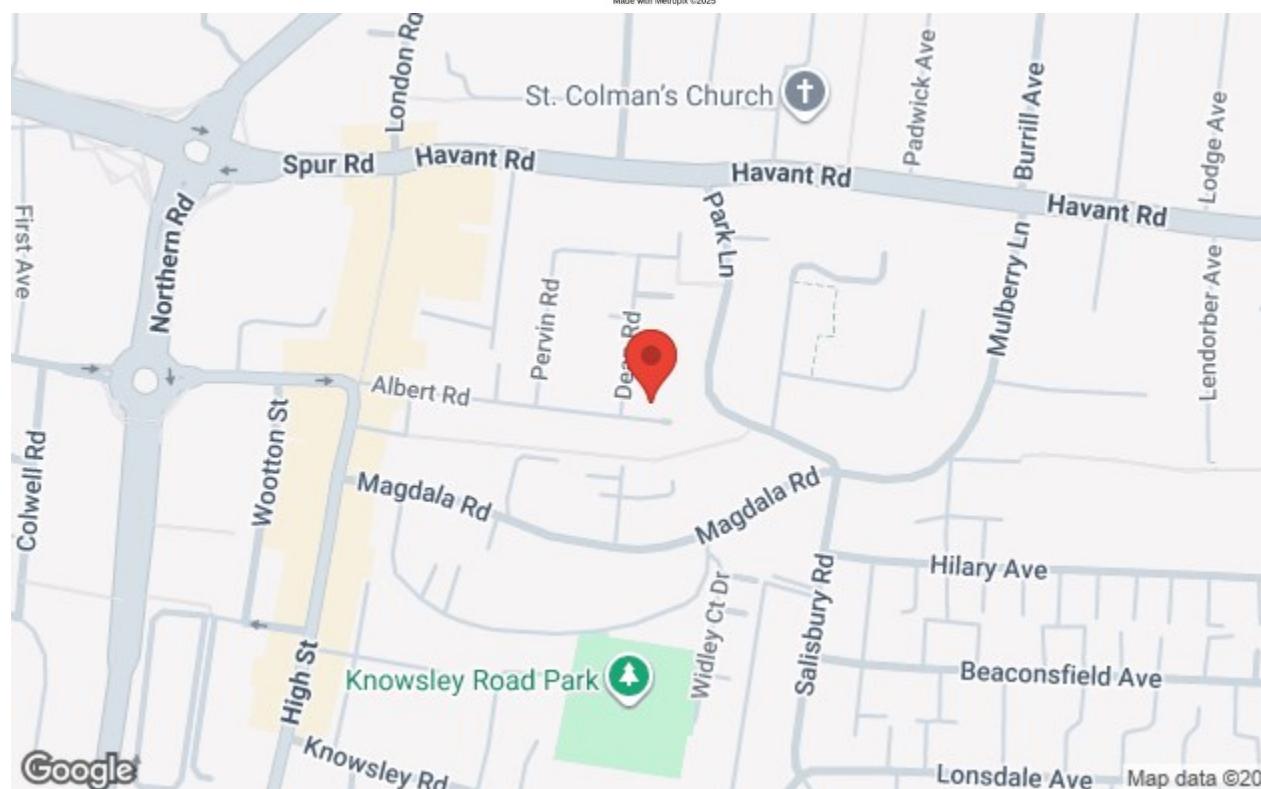


TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective buyers must satisfy themselves as to the accuracy of these details. 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



Asking Price £235,000

FOR
SALE

Albert Road, Portsmouth PO6 3DD

bernards
THE ESTATE AGENTS



2

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2

HIGHLIGHTS

- NO FORWARD CHAIN
- TWO BEDROOMS
- LARGE UPSTAIRS BATHROOM
- LOUNGE
- DINING ROOM
- KITCHEN / BREAKFAST ROOM
- GARDEN WITH REAR ACCESS
- BAY & FORECOURT
- 840 SQFT
- IDEAL INVESTMENT / FTB

Nestled on Albert Road, just off the High St in Cosham, Portsmouth, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 840 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining.

Upstairs you have two bedrooms and a large bathroom providing ample space for your daily routines.

One of the standout features of this home is the expansive 19ft kitchen breakfast room, which is perfect for enjoying leisurely meals or hosting friends. The property also benefits from rear access,

making it easy to enjoy the outdoor space. The bay and forecourt add to the home's curb appeal, providing a welcoming entrance.

Situated in a prime location, this house is just a stone's throw away from Cosham station, ensuring excellent transport links for commuters. Additionally, a variety of shops and local amenities are within easy reach, making daily errands a breeze.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this charming home in Cosham is an opportunity not to be missed.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

9'6" x 12'8" (2.92 x 3.87)

DINING ROOM

12'9" x 13'2" (3.91 x 4.02)

KITCHEN / BREAKFAST ROOM

8'2" x 19'3" (2.51 x 5.89)

BEDROOM ONE

12'9" x 11'10" (3.91 x 3.61)

BEDROOM TWO

9'8" x 6'11" (2.97 x 2.13)

BATHROOM

8'3" x 11'1" (2.54 x 3.40)

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.

COUNCIL TAX BAND B
£1696

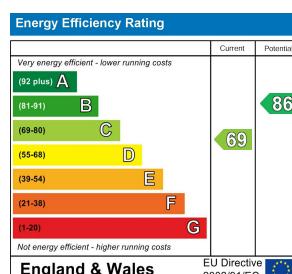
BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local

office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ 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 conveyancer 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.



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