



Nesbits

Established 1921

1 Bertie Road, Southsea, PO4 8JX

Offers In Excess Of £200,000

1 Bertie Road, Southsea, PO4 8JX

Now requiring modest refurbishment, and VERY KEENLY PRICED accordingly, this well-situated, deceptively spacious THREE BEDROOM END-TERRACE FAMILY HOUSE benefits from a 30ft garden, 16ft kitchen, upstairs bathroom, ground floor cloakroom, gas central heating, and replacement double-glazing. Bertie Road, cul-de-sac, lies immediately to the south of Locksway Road, a pleasant and consistently popular residential location convenient to a wide range of public amenities - Southsea Seafront, Langstone Harbour foreshore, local shops, main-line station, St Mary's Hospital, various schools and recreation facilities all being within a radius of some one mile only. Having brick and pebble-dash elevations under a modern, pitched and tiled roof, No. 1 itself is of flat-fronted design, whilst to the rear is a generous garden enjoying an easterly aspect. Let until recently, the house has been well cared for and is presented to a reasonable standard throughout. As stated, it will now reward an element of updating, having scope to add value and offering an appealing "blank canvas" to an incoming family looking for a project to implement their own tastes and ideas, or to an investment buyer with letting in mind (projected income £1,400 p.c.m., equivalent to a gross yield of around 7.25% p.a.).



Available with the further asset of NO ONWARD CHAIN, full details of this opportunity are given as follows and early enquiry is advised:

UPVC and obscure double-glazed front door to:

LIVING ROOM

13'0 x 10'10 (3.96m x 3.30m)

UPVC replacement double-glazed window to front elevation. Single panel radiator. Cupboard housing gas and electricity meters. Inner Lobby with stairs to first floor and multi-pane glazed door to:

DINING ROOM

13'0 x 10'9 (3.96m x 3.28m)

UPVC and obscure double-glazed door to rear garden. Contemporary pebble-effect fire and surround. Single panel radiator. Multi--pane glazed door to Kitchen. Door to:

CLOAKROOM & W.C. (under stairs)

Contemporary white suite comprising: low flush w.c. and corner handbasin.

DUAL-ASPECT KITCHEN

16'1 x 8'10 (4.90m x 2.69m)

Range of fitted base cupboards, work surfaces with tiled surround, single

drainer stainless steel sink unit with mixer tap. Electric cooker point. Plumbing for washing machine. Single panel radiator. Tiled floor. Two UPVC replacement double-glazed windows to side elevation, two others to the rear.

FIRST FLOOR

LANDING

Access to Loft Space.

BEDROOM ONE

13'1 x 10'10 (3.99m x 3.30m)

UPVC replacement double-glazed window to front elevation. Recess with handbasin having cupboard under. Cast-iron period fireplace. Single panel radiator.

BEDROOM TWO

10'10 x 10'0 (3.30m x 3.05m)

UPVC replacement double-glazed window to rear elevation. Built-in cupboard. Cast-iron period fireplace. Single panel radiator.

BEDROOM THREE

8'10 x 6'9 (2.69m x 2.06m)

UPVC replacement double-glazed window to rear elevation. Cupboard housing 'Vaillant' gas fired central heating and hot water boiler. Single

panel radiator.

BATHROOM & W.C.

Contemporary white suite comprising: panelled bath, pedestal handbasin, and low flush w.c. Tiled surround to bath, splashback to basin. Extractor.

OUTSIDE

REAR: Depth: 30'0 (9.14m) Width: 14'7 (4.45m) Generous, walled garden with planted borders, easterly aspect and useful shed.

EPC

Energy Rating 'D' (Floor Area 81 sq m approx.)

COUNCIL TAX

Band 'B' - £1,696.27 per annum (2025-26).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17923/052387)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
62		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

