

BASEMENT
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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. 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

Offers In Excess Of £400,000

Hester Road, Southsea PO4 8HB

bernards
THE ESTATE AGENTS



6 2 1

HIGHLIGHTS

- SIX BEDROOM HMO
- WONDERFUL INVESTMENT
- VERY WELL PRESENTED
- GARAGE TO REAR
- TWO MODERN BATHROOMS
- FOUR STOREYS
- EASTNEY LOCATION
- NO FORWARD CHAIN
- NO WORK NEEDED
- A MUST VIEW

***MODERN SIX BEDROOM HMO 7.17%

Bernards are delighted to introduce to the sales market, a wonderful investment opportunity!

This modern townhouse has been presented to a high standard and offers six lettable rooms, all furnished and a great size!

We can advise that all six rooms have been let historically at a gross total of £2540 PCM providing a rental return of

The property has two refurbished bathrooms, along with a modern kitchen and lounge.

Completing the property is the courtyard garden and garage to the rear!

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

BEDROOM ONE
11'7" x 13'4" (3.53m x 4.06m)
Achieved £425 PCM

BEDROOM TWO
8' x 14'3" into bay (2.44m x 4.34m into bay)
Achieved £425 PCM

BEDROOM THREE
11'3" x 11'11" (3.43m x 3.63m)
Achieved £460 PCM

BEDROOM FOUR
11'7" x 11'1" (3.53m x 3.38m)
Achieved £480 PCM

BEDROOM FIVE
11'3" x 10'2" (3.43m x 3.10m)
Achieved £380 PCM

BEDROOM SIX
11' x 8'6" (3.35m x 2.59m)
Achieved £370 PCM

KITCHEN
17' x 11'6" (5.18m x 3.51m)

LOUNGE
9'3" x 9'3" (2.82m x 2.82m)

BATHROOM ONE
10'11" x 6'1" (3.33m x 1.85m)

BATHROOM TWO
10'11" x 4'11" (3.33m x 1.50m)

GARAGE
12'4" x 15'10" (3.76m x 4.83m)

ANTI-MONEY LAUNDERING (AML)

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.

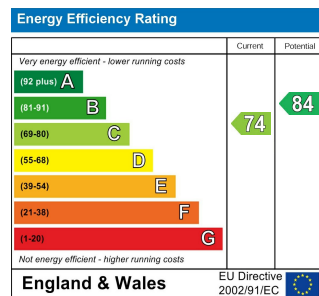
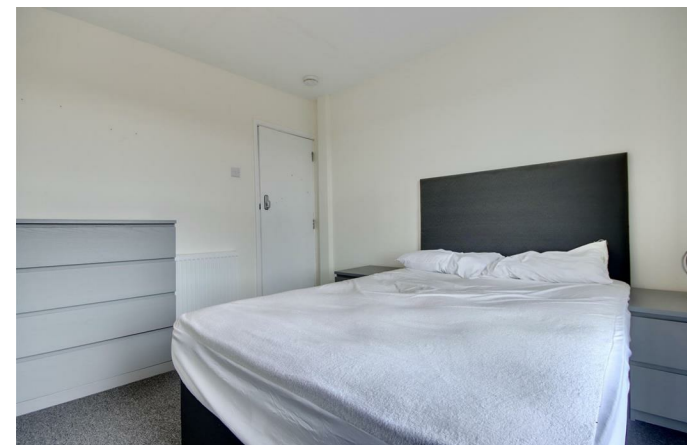
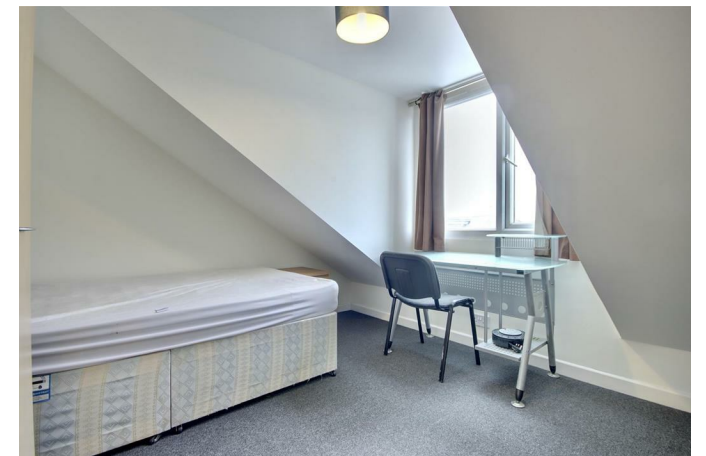
Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND B
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.

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.

SOLICITOR
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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