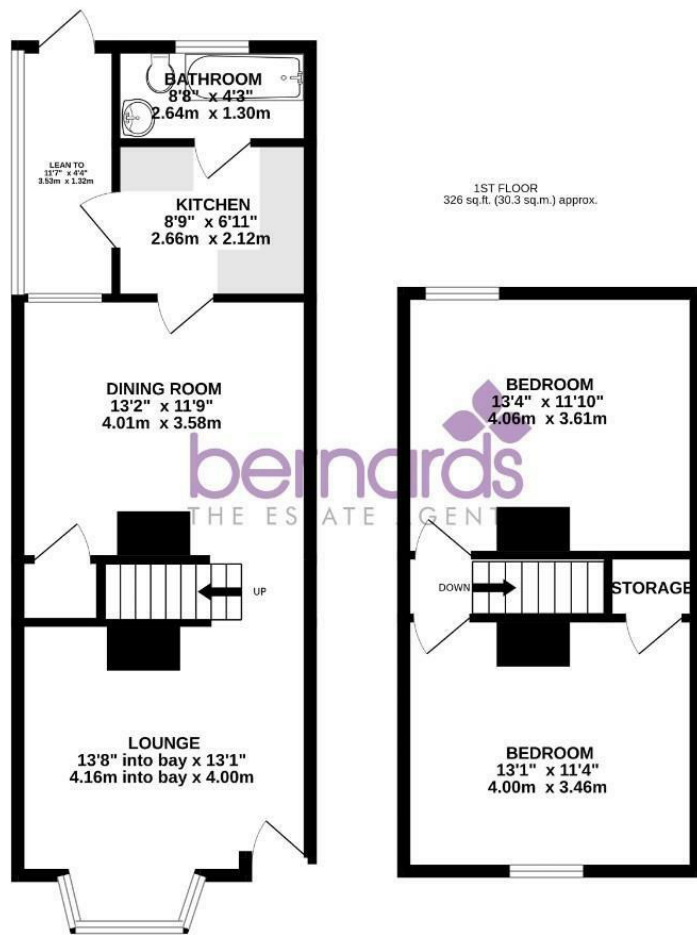
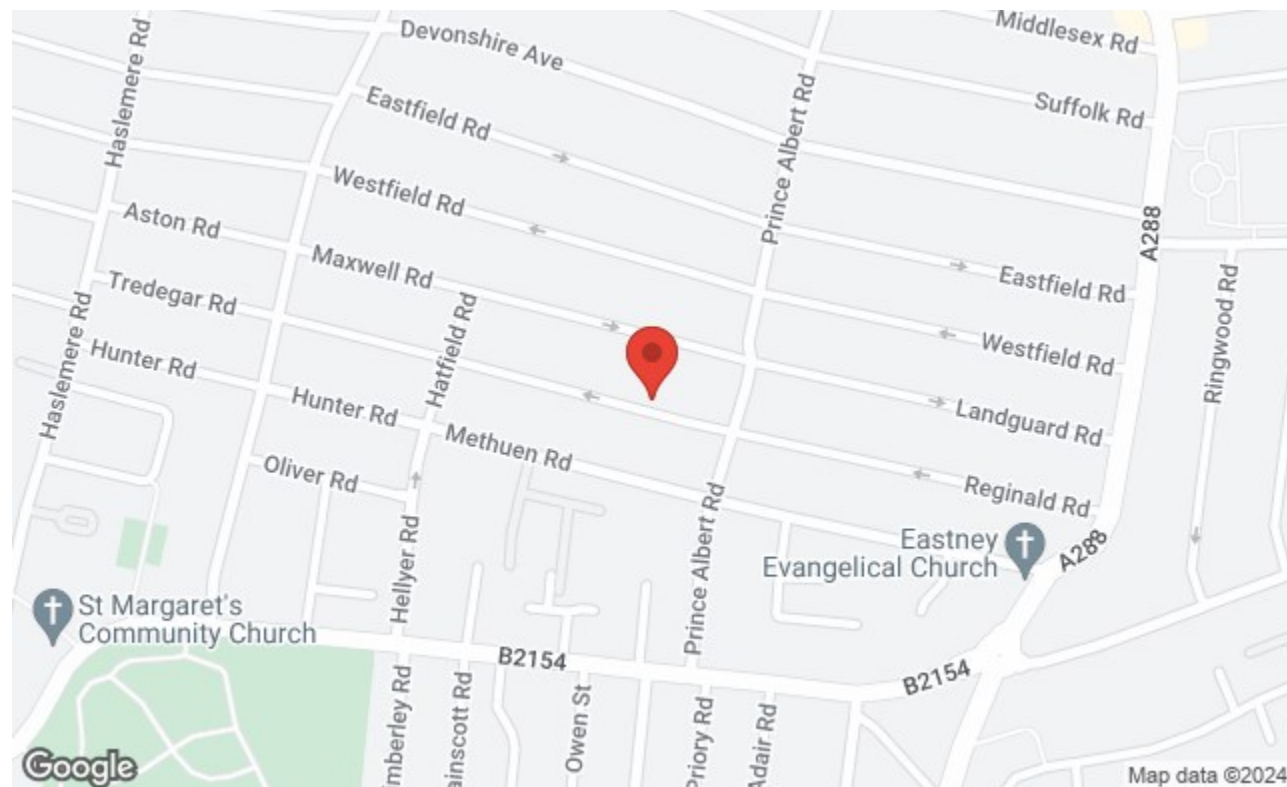


GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA - 811 sq.ft. (75.3 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

Guide Price £235,000

Reginald Road, Southsea PO4 9HP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION AREAS
- ❖ GROUND FLOOR BATHROOM
- ❖ IDEAL FIRST TIME
- ❖ GREAT INVESTMENT
- ❖ POPULAR LOCATION
- ❖ COURTYARD GARDEN
- ❖ CLOSE TO AMENITIES
- ❖ CALL TO VIEW

**** IDEAL FIRST TIME BUY IN POPULAR RESIDENTIAL LOCATION ****

We are delighted to bring to market this well appointed terraced home in Reginald Road. Situated on the edge of Eastney & Southsea, this two bedroom house offers a great opportunity for either a first time buyer or buy to let investor to secure a wonderful property.

The ground floor accommodation offers two reception areas to be used as a lounge and dining area (or other if you wish). The kitchen is situated at the rear with a small lean to area offering further space. The bathroom

is situated at the rear downstairs as well.

With the bathroom downstairs, you then have two generous double bedrooms on the first floor. A typical Southsea courtyard garden allows some outside space to be enjoyed when the weather allows.

The location is great with good access to central Southsea as well as the seafront being a short distance away. The area is really popular with first time buyers and investors and this home fits the bill for either. We look forward to showing you internally what is on offer.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
13'8" x 13'1" (4.17m x 3.99m")

DINING ROOM
13'2" x 11'9" (4.01m x 3.58m")

KITCHEN
8'9" x 6'11" (2.67m x 2.11m")

BATHROOM
8'8" x 4'3" (2.64m x 1.30m")

BEDROOM 1
13'4" x 11'10" (4.06m x 3.61m")

BEDROOM 2
13'1" x 11'4" (3.99m x 3.45m")

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
Portsmouth City Council: 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.

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!



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	
67	84
EU Directive 2002/91/EC	
England & Wales	

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