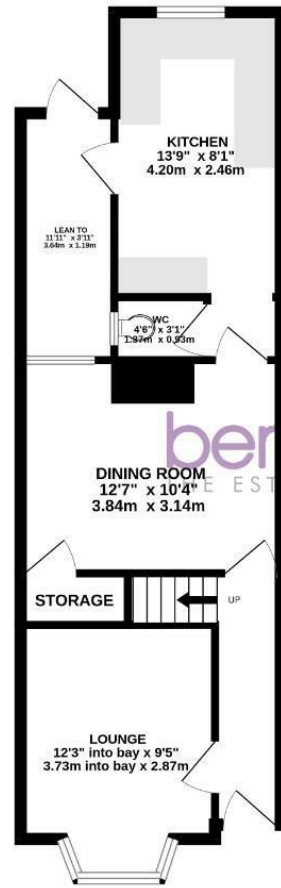
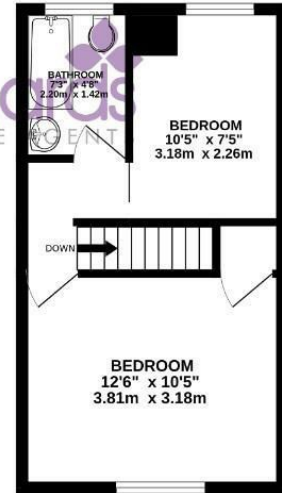


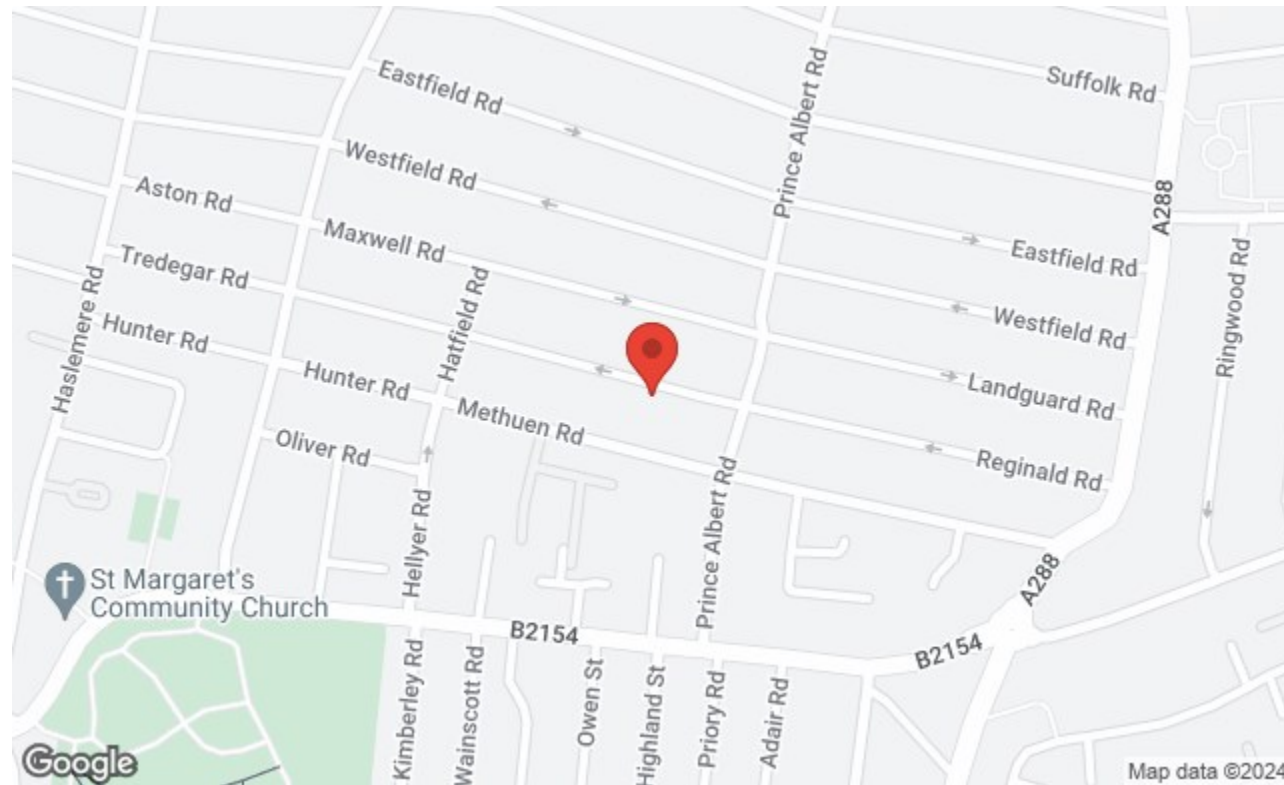
GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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



£245,000

Reginald Road, Southsea PO4 9HN



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ TWO RECEPTION ROOMS
- ❖ NEWLY FITTED KITCHEN
- ❖ NEW CARPETS
- ❖ OFFERED CHAIN FREE
- ❖ SOUTH FACING GARDEN
- ❖ IDEAL FIRST TIME BUY

**** RECENTLY UPDATED TERRACED HOUSE OFFERED CHAIN FREE ****

We are delighted to offer for sale this impressive terraced house in Reginald Road. The home has recently undergone a programme of updating making this is a great option for either a **FIRST TIME BUYER** or **INVESTOR**.

The layout is traditional for the area with two separate reception rooms at the front of the property. The kitchen has been recently refitted and still has the protective

film on to keep gleaming for the next lucky owner. There is a further WC on the ground floor as well as a lean to offering space for storage.

On the first floor you will find two bedrooms and a bathroom making this a great option. The carpets are freshly laid throughout and there is further scope to decorate and make as you wish. With a southerly aspect garden and **NO ONWARD CHAIN**, this is a superb opportunity.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

12'3" x 9'5" (3.73m x 2.87m)

DINING ROOM

12'7" x 10'4" (3.84m x 3.15m)

KITCHEN

13'9" x 8'1" (4.19m x 2.46m)

WC

LEAN TO

11'11" x 3'11" (3.63m x 1.19m)

BEDROOM 1

12'6" x 10'5" (3.81m x 3.18m)

BEDROOM 2

10'5" x 7'5" (3.18m x 2.26m)

BATHROOM

7'3" x 4'8" (2.21m x 1.42m)

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	
(92-100) A	
(81-91) B	
(69-80) C	82
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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