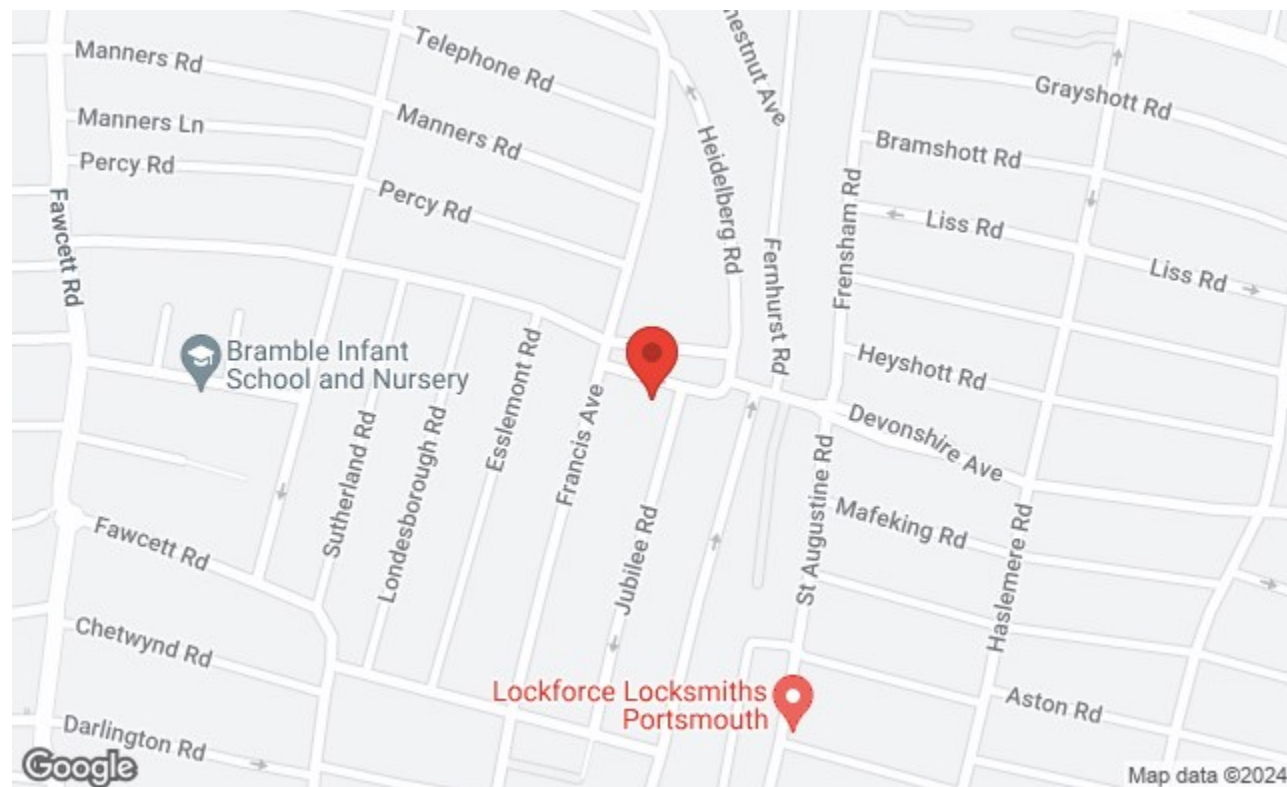


TOTAL FLOOR AREA: 865 sq.ft. (80.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.
 Made with Metropix ©2024



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
 t: 02392 864 974



FOR SALE

£270,000

Devonshire Square, Southsea PO4 0JJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ IDEAL FIRST TIME BUYER
- ❖ SUPER INVESTMENT
- ❖ POPULAR LOCATION
- ❖ SHORT DISTANCE TO ALBERT ROAD
- ❖ CLOSE TO AMENITIES
- CALL TO VIEW

**** SUPER TERRACED HOUSE IN CONVENIENT SOUTHSEA LOCATION ****

We are delighted to offer for sale this super terraced house situated in Devonshire Square. Offering good size accommodation in a really popular location, this home is ideal for a **FIRST TIME BUYER** or **INVESTOR** looking for space at a sensible price.

The accommodation is split over two floors with a lounge and dining room on the ground floor,

separated by a generous kitchen. The dining room open up into a good size low maintenance garden which also offers rear access.

On the first floor you'll find 3 bedrooms, two are good size doubles whilst the smallest currently operates as a home office space. A first floor bathroom completes the layout.

The location is great with it being a short distance from Albert Road and then a further short walk to the seafront. A wonderful opportunity that is sure to attract interest

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



PROPERTY INFORMATION

- LOUNGE**
15'0" x 10'0" (4.57m x 3.05m)
- KITCHEN**
10'7" x 9'0" (3.23m x 2.74m)
- DINING ROOM**
12'6" x 9'0" (3.81m x 2.74m)
- BEDROOM 1**
13'3" x 12'4" (4.04m x 3.76m)
- BEDROOM 2**
12'7" x 9'1" (3.84m x 2.77m)
- BEDROOM 3**
10'8" x 5'11" (3.25m x 1.80m)

BATHROOM
7'5" x 5'5" (2.26m x 1.65m)

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 C
Portsmouth City Council: BAND C

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.

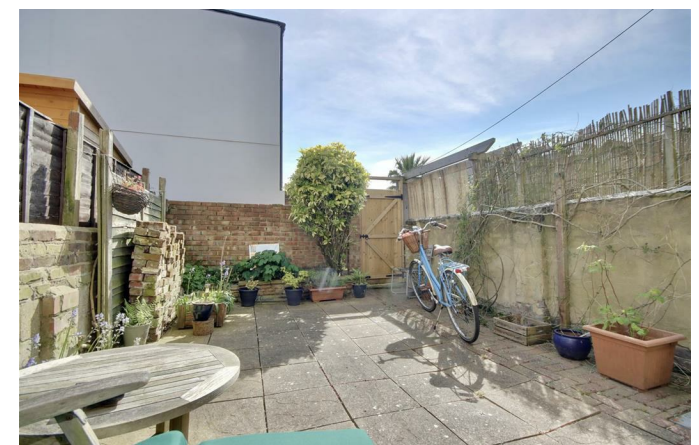
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales

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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Scan here to see all our properties for sale and rent



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

