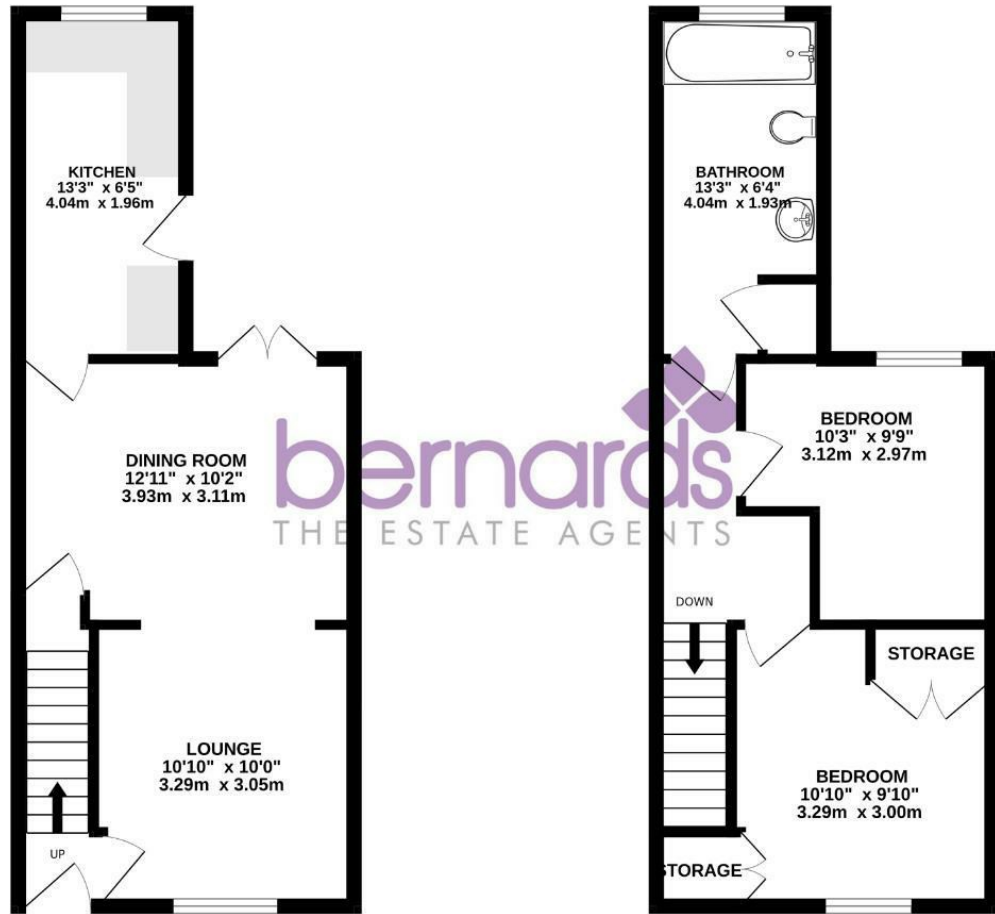


GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

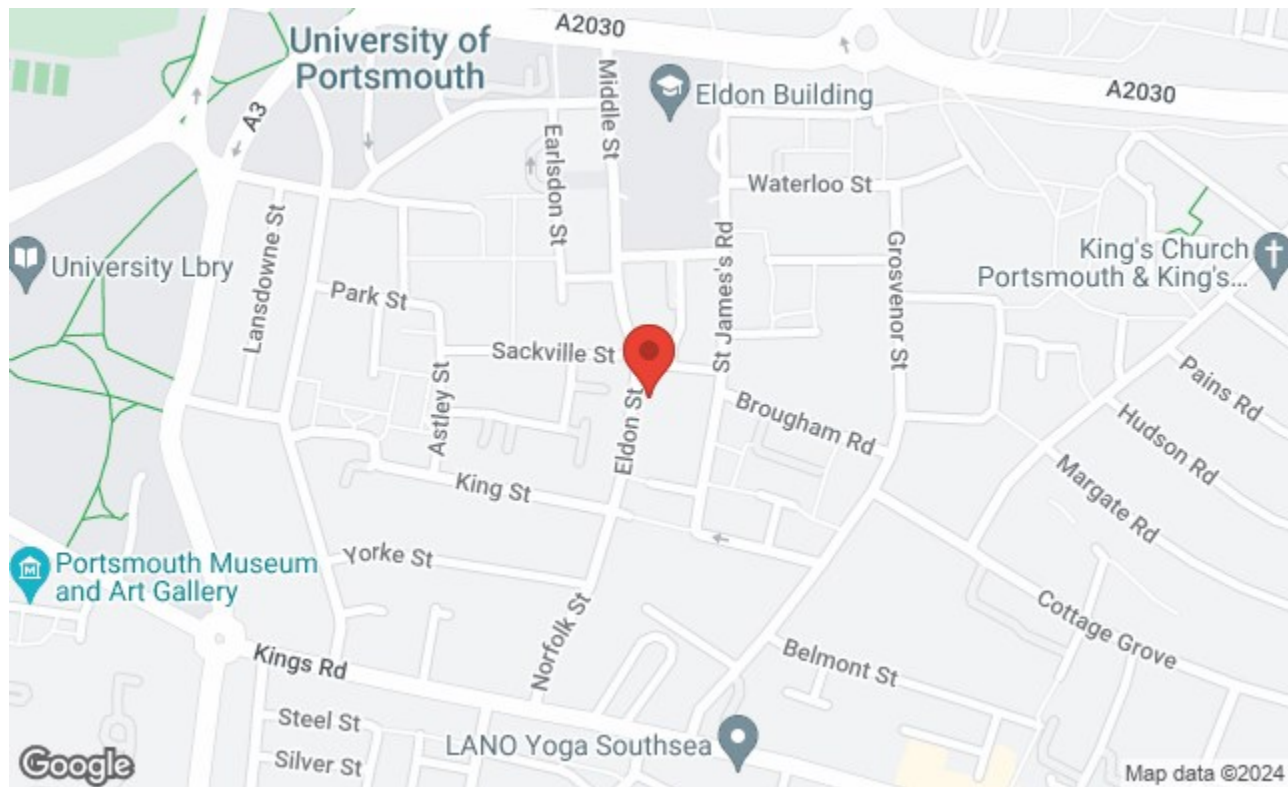
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



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TOTAL FLOOR AREA: 713 sq.ft. (66.2 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



Offers In Excess Of £300,000

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HIGHLIGHTS

- ❖ CHARMING PERIOD PROPERTY
- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ LARGE BATHROOM
- ❖ LOUNGE DINER
- ❖ KITCHEN AT REAR
- ❖ ATTRACTIVE GARDEN
- ❖ BRICK BUILT SHED
- ❖ RARELY AVAILABLE
- ❖ CALL TO VIEW

**** CHARMING TERRACED HOME READY TO MOVE STRAIGHT IN TO ****

We are delighted to bring to market this beautiful home situated in a popular conservation area. Offering a perfect blend of contemporary finish and desired location, this home is ideal for many types of purchaser including a first time buyer, investor or 2nd home buyer.

The attractive home has had sympathetic changes over time, all in keeping with protecting the appearance of the historic properties in the street. Beautiful sash windows and shutters set the tone and that transcends throughout. A lovely size lounge diner is the hub of the home with

a well equipped cottage style kitchen at the rear.

On the first floor you'll find two good size bedrooms and a lovely big bathroom, Outside the garden is wonderfully maintained with mature shrubs offering a sprinkle of colour during the spring & summer. A nice size brick built shed complete with power offers storage for bikes, toys and the like.

The homeowner has explored the option of extending the accommodation further with detailed plans drawn up and available upon request. A super home that is rarely available and one we expect to receive a number of enquiries on

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE AREA

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

DINING AREA

12'11" x 10'2" (3.94m" x 3.10m")

KITCHEN

13'3" x 6'5" (4.04m" x 1.96m")

BEDROOM 1

10'10" x 9'10" (3.30m" x 3.00m")

BEDROOM 2

10'3" x 9'9" max (3.12m" x 2.97m" max)

BATHROOM

13'3" x 6'4" (4.04m" x 1.93m")

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.

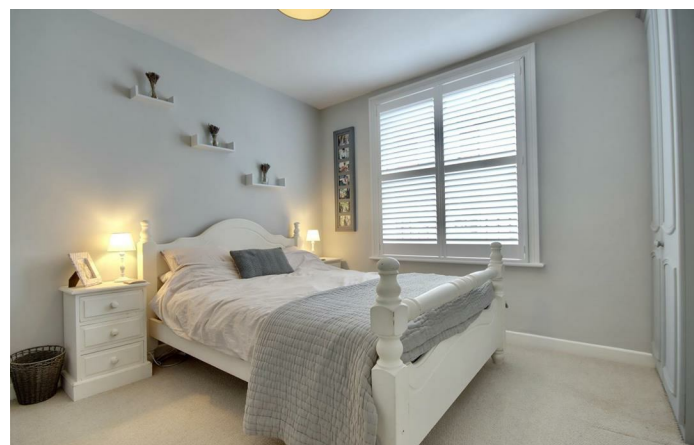
SOLICITOR

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.

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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	86
(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



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