

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



TOTAL FLOOR AREA: 795 sq.ft. (73.9 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 C3021



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



**FOR SALE**

£225,000

Suffolk Road, Southsea PO4 8EJ

**bernards**  
THE ESTATE AGENTS



2 1 2

## HIGHLIGHTS

- PROJECT OPPORTUNITY
- OFFERED CHAIN FREE
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- DOUBLE BEDROOMS
- POPULAR LOCATION
- IDEAL INVESTMENT
- BAY & FORECOURT
- CALL TO VIEW

**\*\* OPPORTUNITY TO MODERNISE IN POPULAR RESIDENTIAL AREA \*\***

We are excited to bring to market this terraced home in Suffolk Road. Offering the next owner an opportunity to modernise and add their own stamp, the property is sold with no onward chain.

The accommodation comprises two reception rooms, a good size kitchen space, ground floor bathroom and two double bedrooms.

The location is popular with First Time Buyers, young families as well as a selection of buy-to-let properties so whatever your situation, this could be the property you've been waiting for.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## RECEPTION ROOM 1

13'3" x 9'7" (4.04m x 2.92m)

## RECEPTION ROOM 2

12'10" x 11'5" (3.91m x 3.48m)

## KITCHEN

12'6" x 8'1" (3.81m x 2.46m)

## BATHROOM

7'8" x 4'8" (2.34m x 1.42m)

## BEDROOM 1

12'10" x 11'6" (3.91m x 3.51m)

## BEDROOM 2

12'10" x 11'1" (3.91m x 3.38m)

## 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) <b>A</b>	84
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	45
EU Directive 2002/91/EC England & Wales	



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