

FOR SALE

£280,000

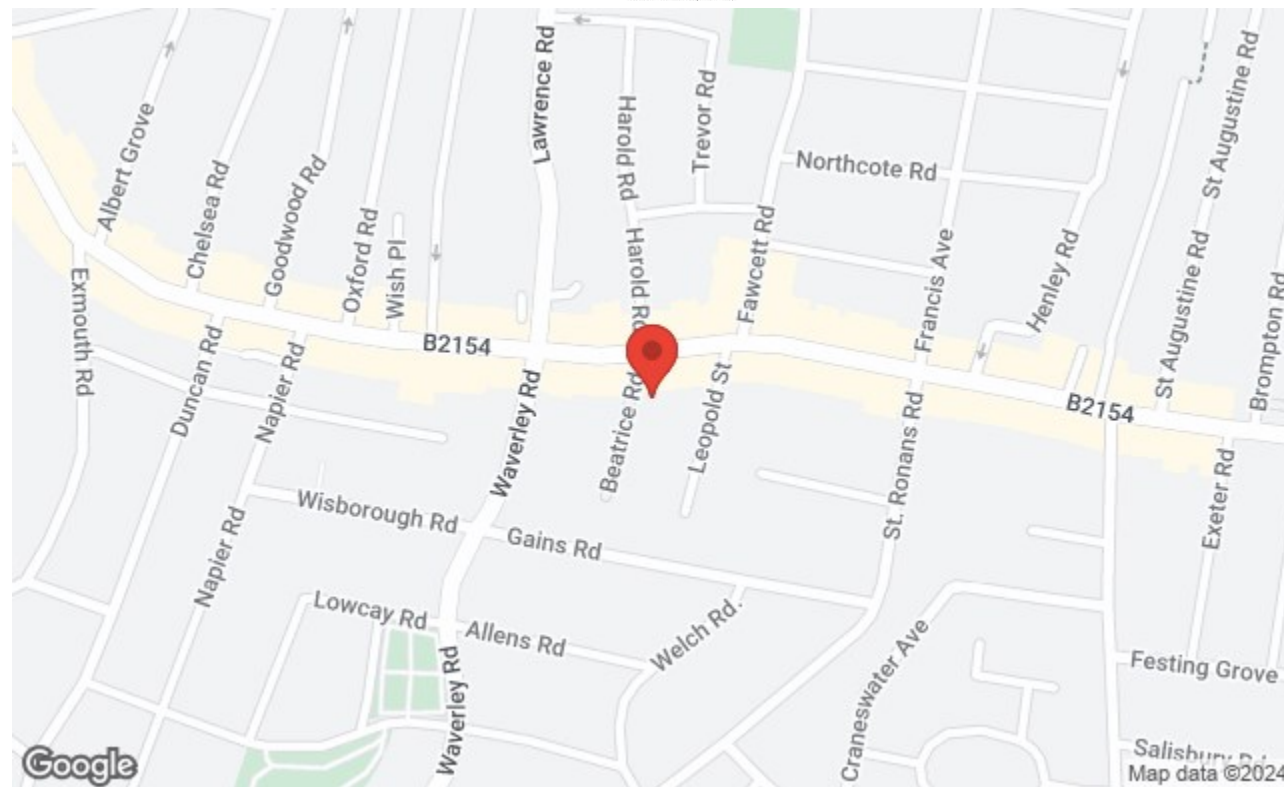
Beatrice Road, Southsea PO4 0JY

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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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HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ 3 DOUBLE BEDROOMS
- ❖ GROUND FLOOR BATHROOM
- ❖ 2 RECEPTION ROOMS
- ❖ KITCHEN BREAKFAST ROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ JUST OFF ALBERT ROAD
- ❖ CLOSE TO BARS AND CAFES
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**** GREAT END OF TERRACE HOUSE IN SUPER LOCATION OFF ALBERT ROAD ****

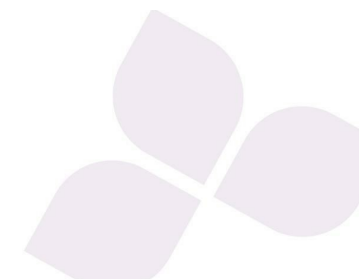
We are delighted to bring to market this cracking end of terraced house situated off Albert Road. Offering great size accommodation and in a brilliant location, this home is ideal for a **FIRST TIME BUYER** or young family looking to make their way up the property ladder.

The accommodation on the ground floor comprises two reception rooms that can both be used as lounges or a formal dining room if you wish. The kitchen is a lovely size and

accommodate a dining area here giving you flexibility in the layout. A downstairs bathroom can be found whilst on the first floor you have three double bedrooms.

The location is absolutely superb with it being moments from Albert Road. Here you'll find an array of bars, restaurants, local conveniences and cafes. A short stroll is all that is needed and you'll then find yourself at the seafront to enjoy the beach and surrounding attractions. A quite brilliant opportunity that must be viewed as soon as you can.

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



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



PROPERTY INFORMATION

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

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

BATHROOM
7'3" x 5'6" (2.21m x 1.68m)

KITCHEN / BREAKFAST ROOM
20'5" x 8'6" (6.22m x 2.59m)

BEDROOM 1
13'2" x 10'10" (4.01m x 3.30m)

BEDROOM 2
10'10" x 10'0" (3.30m x 3.05m)

BEDROOM 3
11'8" x 8'6" (3.56m x 2.59m)

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.

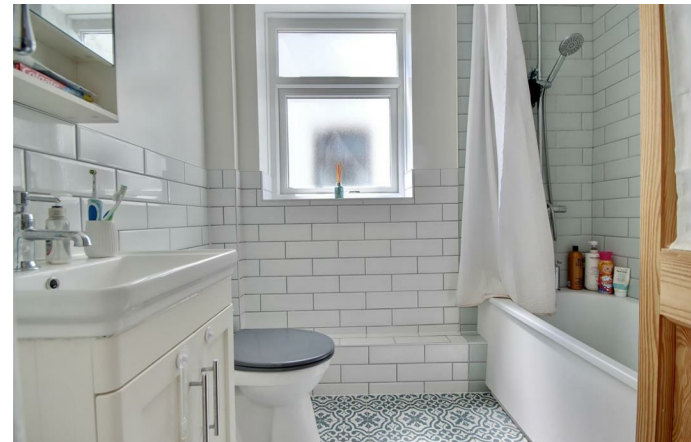
SOLICITOR

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



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