

FOR SALE

£240,000

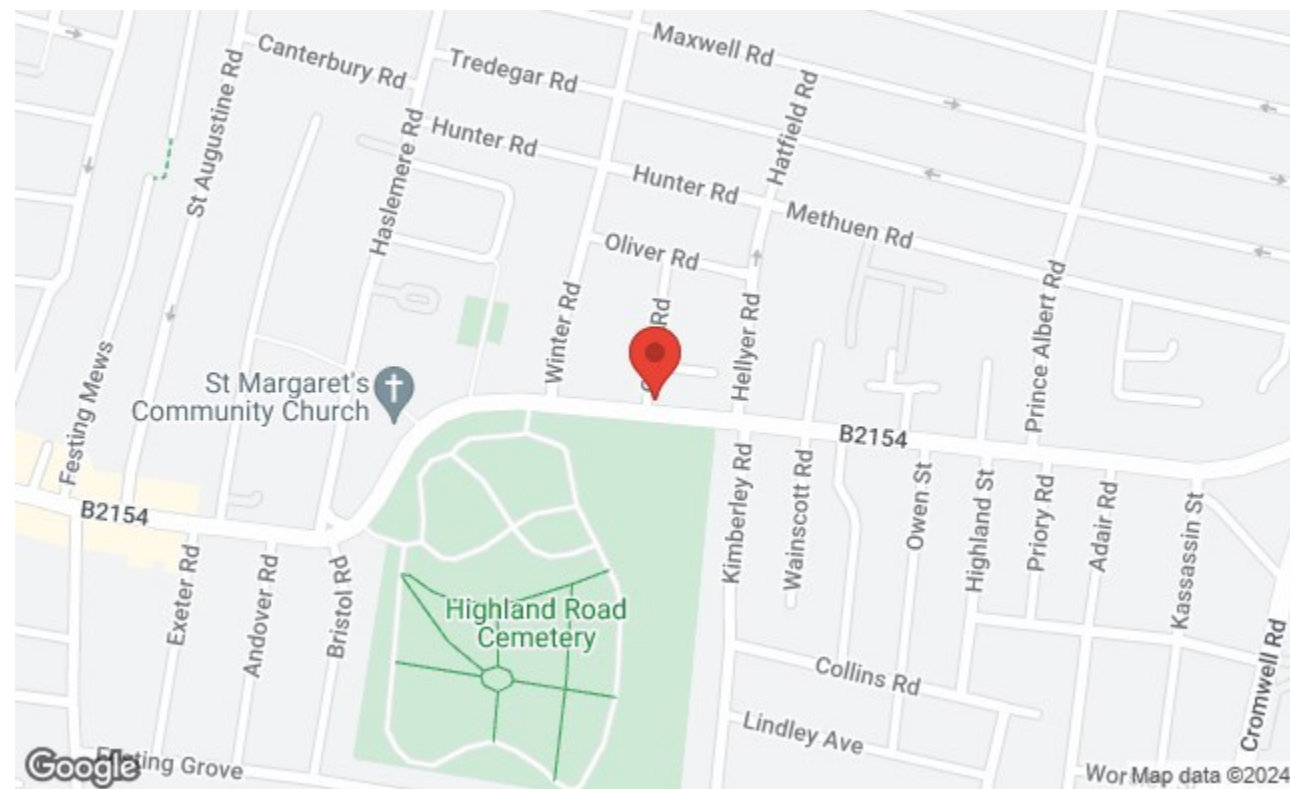
Clegg Road, PO4 9DG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1054 sq.ft. (98.0 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. Made with Metropix ©2024



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HIGHLIGHTS

- ❖ TOWNHOUSE
- ❖ GARAGE
- ❖ CHAIN FREE
- ❖ IDEAL FIRST TIME BUY
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEPERATE WC
- ❖ REQUESTED LOCATION
- ❖ INVESTMENT OPPORTUNITY
- ❖ CLOSE TO SHOPS
- ❖ CALL TO VIEW

\*\* CHAIN FREE \*\* GARAGE \*\*

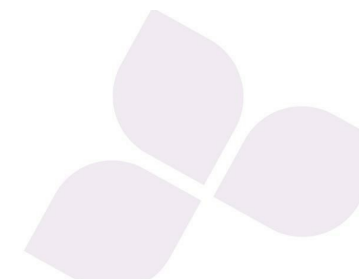
We are delighted to welcome to the market this two bedroom townhouse located in Highland Mews, Clegg Road. Situated off Highland Road close to local shops and restaurants, this presents a wonderful opportunity not to be missed.

The property sits on top of the private garage and spans over a further three floors. Comprising of lovely open plan lounge/dinner with integrated white goods, 2

good sized double bedrooms, & bathroom.

The house is one of three properties in Highland Mews, with both neighbours having converted the garage into an extra reception room showing further potential here. An ideal first time buy or investment, viewing comes highly recommended.

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**  
13'11" x 12'6" (4.26 x 3.83)

**KITCHEN**  
7'5" x 7'4" (2.28 x 2.26)

**BATHROOM**  
7'5" x 6'1" (2.28 x 1.87)

**BEDROOM**  
11'11" x 8'3" (3.65 x 2.54)

**BEDROOM**  
13'11" x 11'11" (4.26 x 3.65)

**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

**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!

**COUNCIL TAX BAND C**  
Portsmouth City Council: £1137.00  
Police & Crime Commissioner: £147.08  
Combined Fire Authority: £56.75  
Total: £1340.83

**OFFER CHECK PROCEDURE**

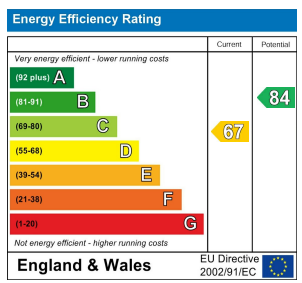
-  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**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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