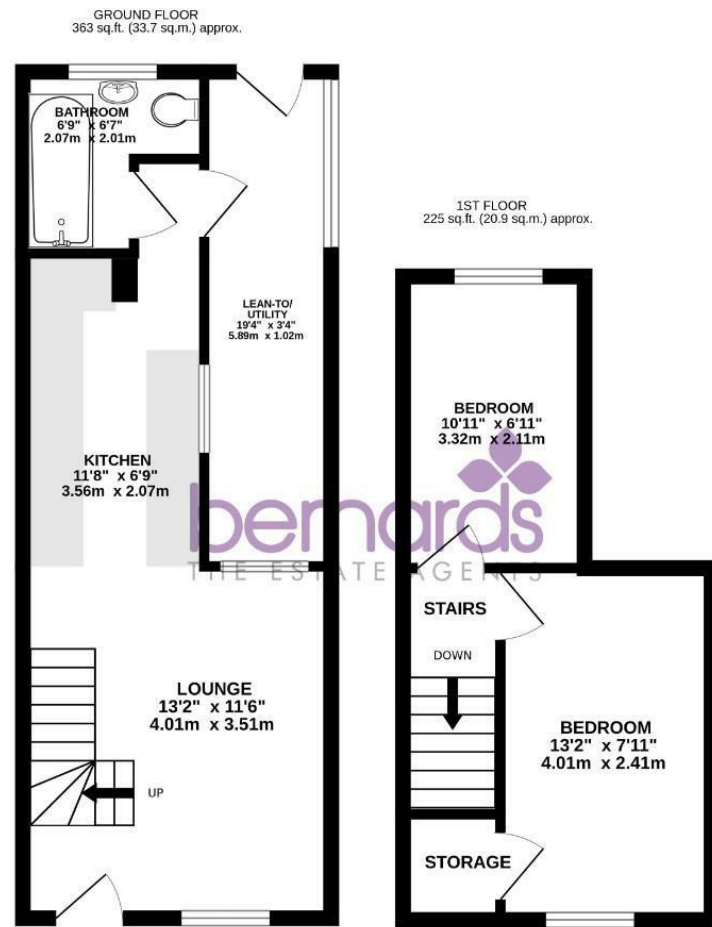


FOR SALE

£250,000

Tokar Street, Southsea PO4 9PF

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 588 sq.ft. (54.6 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 (2021)



HIGHLIGHTS

- ❖ END OF TERRACE HOUSE
- ❖ TWO BEDROOMS
- ❖ RECENTLY MODERNISED
- ❖ FANTASTIC FINISH
- ❖ LOW MAINTENANCE GARDEN
- ❖ REQUESTED LOCATION
- ❖ EASTNEY VILLAGE
- ❖ NO CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ CALL TO VIEW

**** STUNNING END OF TERRACE HOUSE IN REQUESTED EASTNEY LOCATION ****

We are delighted to bring to market this recently modernised end of terraced house in Eastney. Offered CHAIN FREE, this lovely home has been transformed over recent times to create a wonderful property ideal for a FIRST TIME BUYER to enjoy for years to come.

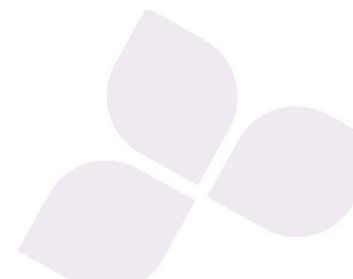
No expense has been spared in creating a bright and vibrant home, starting with a lovely open plan arrangement on the ground floor. The kitchen has been remodeled and being open to the lounge, provides a sociable space to be enjoyed. The lean to also has plumbing allowing

for appliances to live at the bottom end and a downstairs bathroom completes the set.

Two bedrooms can be found on the first floor whilst the rear garden is in keeping with the size of the property and is low maintenance for someone who wishes to enjoy a BBQ when the sun shines.

The location is hugely popular with it being so close to the seafront and a short distance back into central Southsea for the vibrant scene of cafes, restaurants and bars. A superb home that must be viewed at the earliest opportunity

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 AREA
13'2" x 11'6" (4.01m" x 3.51m")

KITCHEN
11'8" x 6'9" (3.56m" x 2.06m")

LEAN TO / UTILITY
19'4" x 3'4" (5.89m" x 1.02m")

BATHROOM
6'9" x 6'7" (2.06m" x 2.01m")

BEDROOM 1
13'2" x 7'11" (4.01m" x 2.41m")

BEDROOM 2
10'11" x 6'11" (3.33m" x 2.11m")

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 procedability whenever we submit an offer. Thank you.

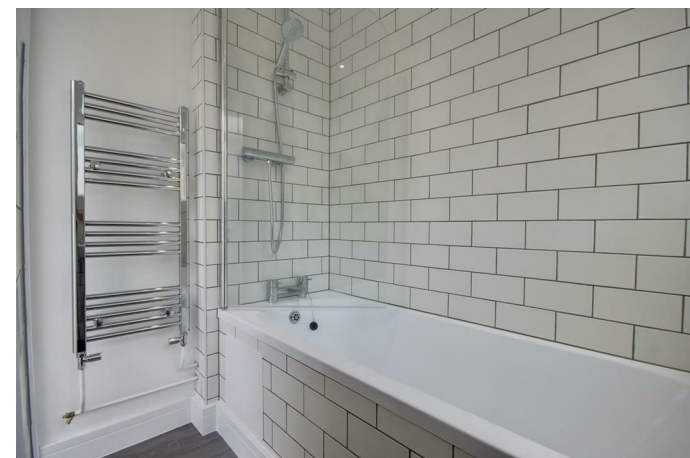
REMOVAL QUOTES
As part of our drive to assist

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



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