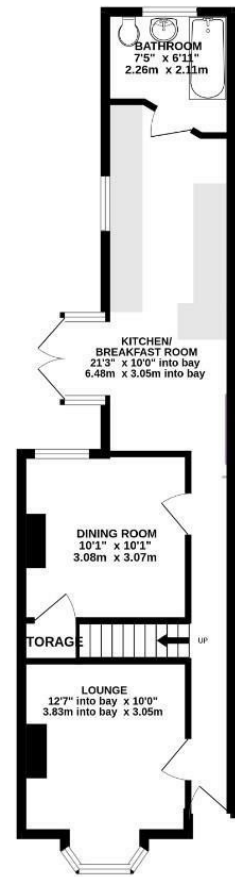
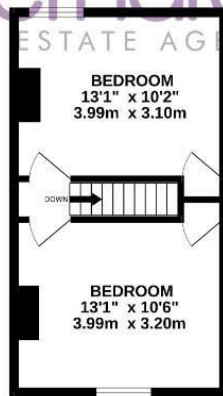


GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

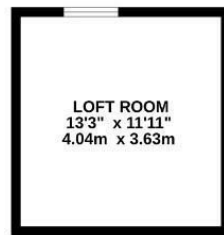


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1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

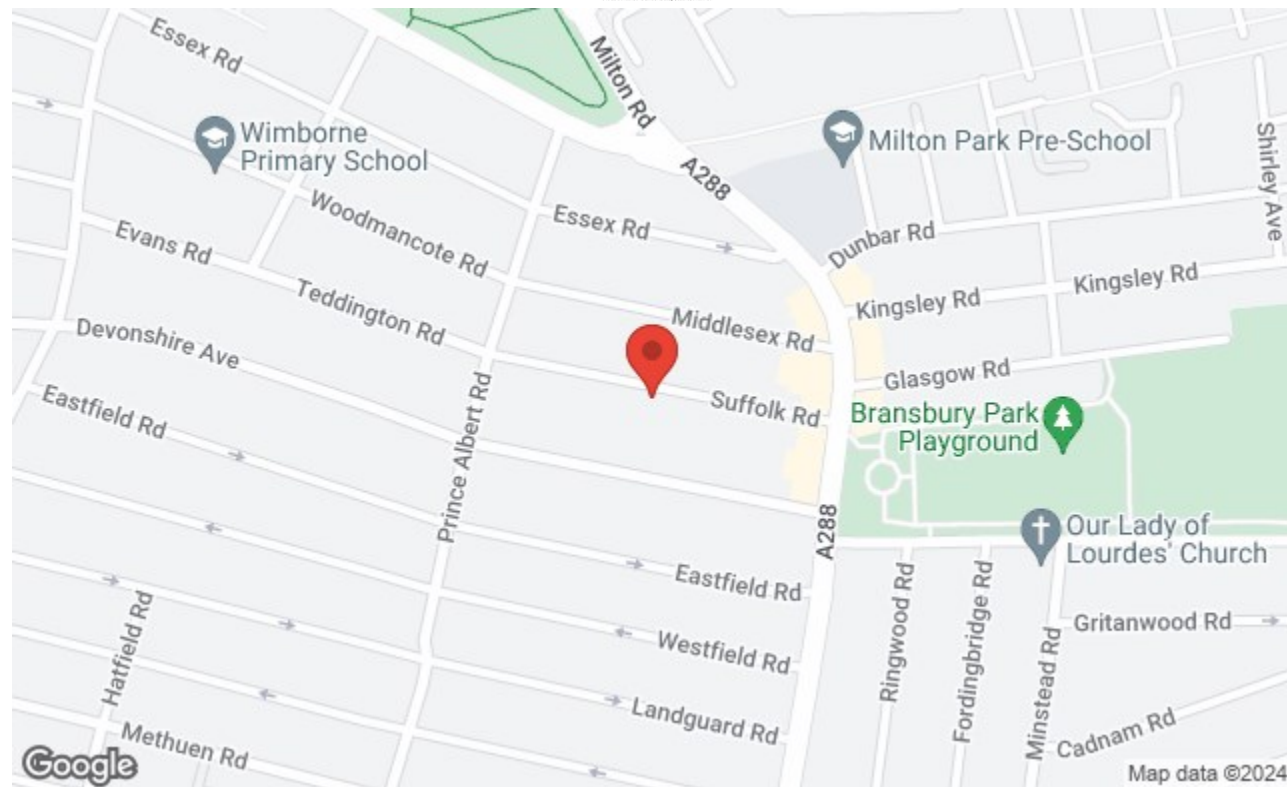


2ND FLOOR
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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



FOR SALE

£270,000

Suffolk Road, Southsea PO4 8EH

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HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ SOUTH FACING GARDEN
- ❖ IMMACULATE THROUGHOUT
- ❖ TWO RECEPTION ROOMS
- ❖ BAY FRONTED
- ❖ LOFT ROOM
- ❖ FORECOURT
- ❖ POPULAR LOCATION
- ❖ IDEAL FIRST TIME BUY

** IDEAL FIRST TIME BUY IN POPULAR LOCATION **

We are very excited to present this immaculate two bedroom terraced brand new to the market. Ideal for a first time buyer or investor, this well appointed house is perfect for someone starting their journey on the property ladder.

The home is situated in a perfect location; in a great schooling area. a short walk to Eastney Village, and offers great access into central Portsmouth & Southsea when

needed.

The ground floor comprises of two beautifully presented reception rooms, moving through to a modern kitchen and bathroom at the rear, with the open kitchen housing space for a small dining area. Moving upstairs you will find two double bedrooms and access to a very handy loft-room. The garden is south facing, perfect for those summer afternoons.

We strongly advise booking an internal viewing to appreciate this wonderful opportunity.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
12'6" x 10'0" (3.83 x 3.05)

DINING ROOM
10'1" x 10'0" (3.08 x 3.07)

KITCHEN/BREAKFAST ROOM
21'3" x 10'0" (6.48 x 3.05)

BATHROOM
7'4" x 6'11" (2.26 x 2.11)

BEDROOM
13'1" x 10'5" (3.99 x 3.20)

BEDROOM
13'1" x 10'2" (3.99 x 3.10)

LOFT ROOM
13'3" x 11'10" (4.04 x 3.63)

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

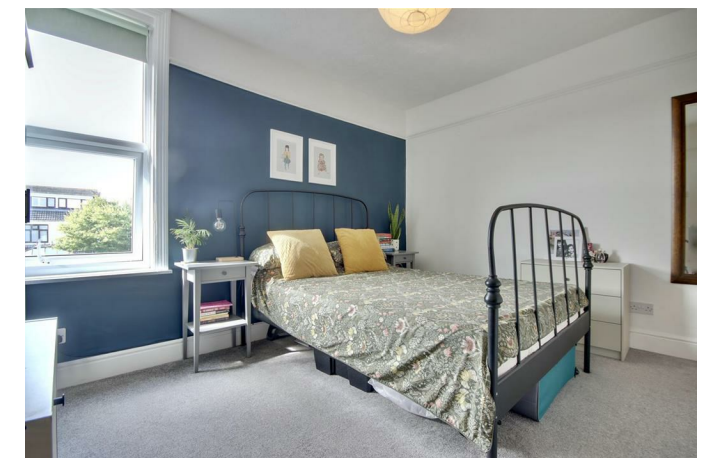
mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) 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	
England & Wales	EU Directive 2002/91/EC



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