GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

LEAN TO
10'5" x 5'9"
3.18m x 1.75m

DINING ROOM
11'6" x 9'8"
3.51m x 2.94m

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

BEDROOM
11'8" x 9'9"
3.56m x 2.97m

KITCHEN
9'10" x 7'7"
2.99m x 2.31m

BATHROOM
1.86m x 1.25m

DOWN

BEDROOM
10'0" x 7'7"
3.05m x 2.31m

UP

BEDROOM
13'4" x 11'5"
4.06m x 3.48m

LOUNGE
13'9" into bay x 10'2"
4.20m into bay x 3.10m
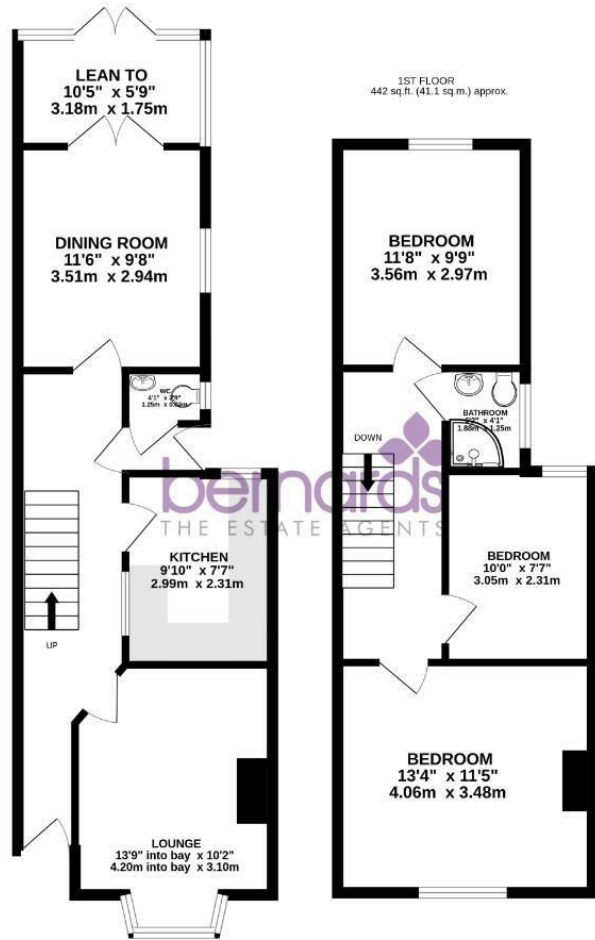
TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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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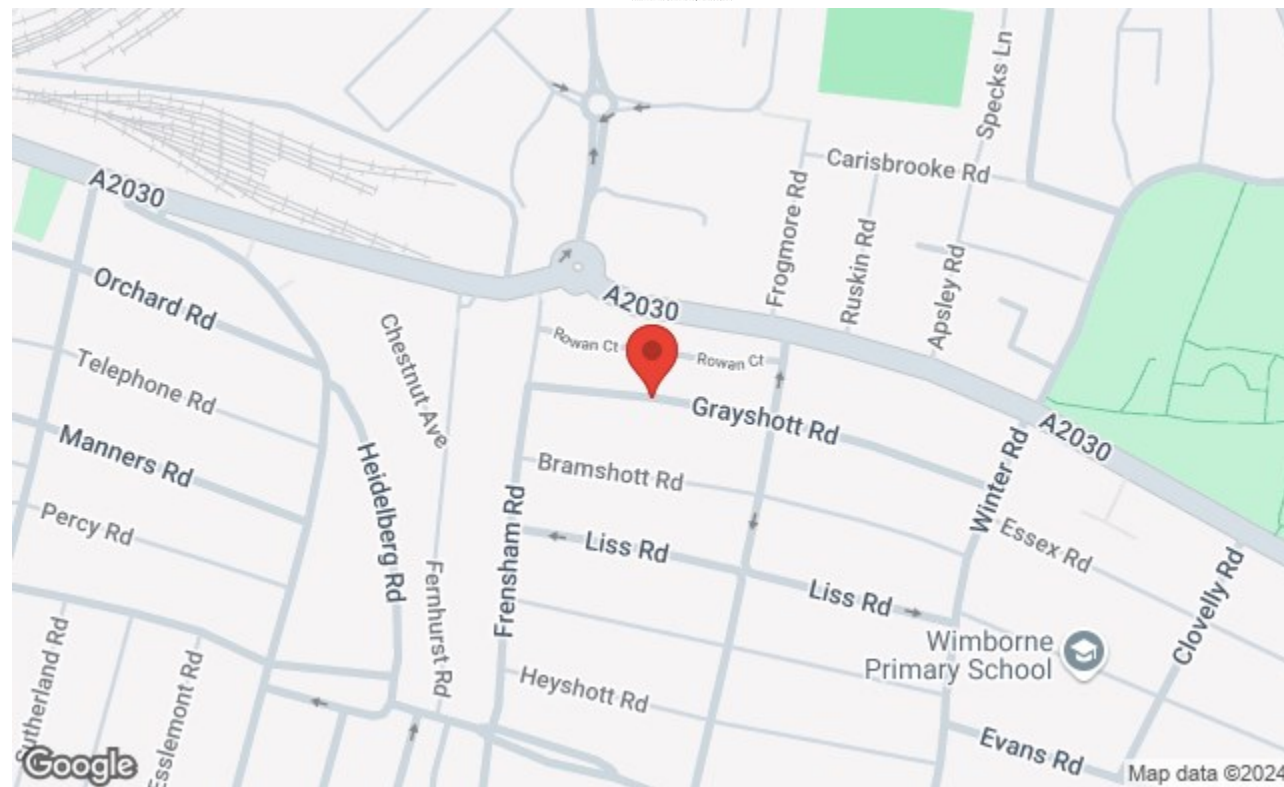
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t: 02392 864 974

£285,000

FOR SALE

Grayshott Road, Southsea PO4 8AH

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- TERRACED HOUSE
- THREE BEDROOMS
- OFFERED CHAIN FREE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- IDEAL FTB
- POPULAR LOCATION
- ADD YOUR OWN STAMP
- BAY & FORECOURT
- CALL TO VIEW

** BAY & FORECOURT HOME OFFERED CHAIN FREE IN REQUESTED LOCATION **

We are delighted to bring to market this terraced home offered with NO ONWARD CHAIN. Situated in Grayshott Road, this property is ideal for a FIRST TIME BUYER or INVESTOR with an abundance of accommodation to grow into or rent out.

The accommodation on the ground floor comprises lounge, dining room, kitchen, WC and a lean to.

On the first floor you will find a shower room as well as THREE DOUBLE BEDROOMS. The property also benefits from a southerly aspect garden and offers the next lucky owner a blank canvas to add their own stamp to as they wish.

The location is really convenient with great access to central areas of Portsmouth & Southsea. The station is a short walk away whilst the seafront and local retail park are also on hand. A great opportunity that should be viewed as soon as you can.

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

PROPERTY INFORMATION

LOUNGE
13'9" x 10'2" max (4.19m" x 3.10m" max)

KITCHEN
9'10" x 7'7" (3.00m" x 2.31m")

DINING ROOM
11'6" x 9'8" (3.51m" x 2.95m")

LEAN TO
10'5" x 5'9" (3.18m" x 1.75m")

W C

BEDROOM 1
13'4" x 11'5" (4.06m" x 3.48m")

BEDROOM 2
11'8" x 9'9" (3.56m" x 2.97m")

BEDROOM 3
10'0" x 7'7" (3.05m" x 2.31m")

SHOWER ROOM

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 C
Portsmouth City Council: BAND C

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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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.

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