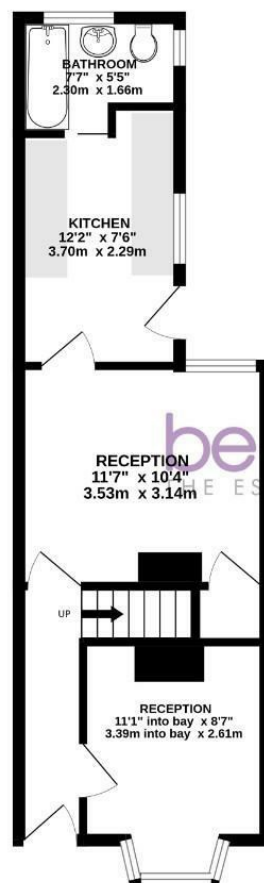
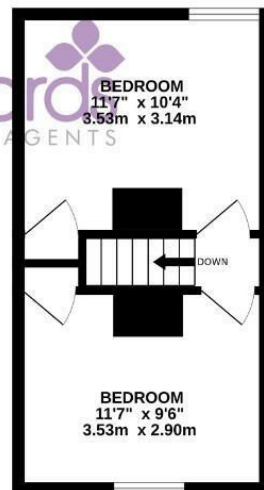


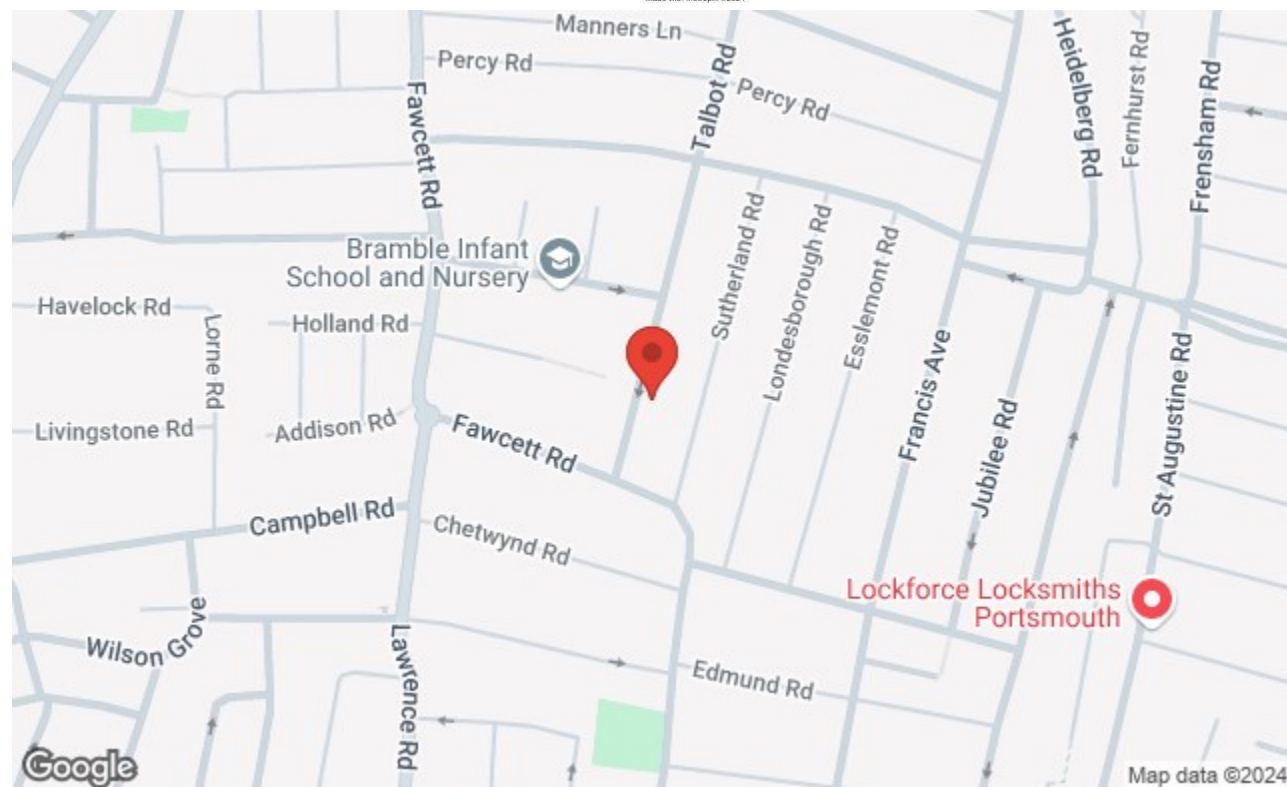
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 sq.m.) approx.
Which every attempt has been made to ensure the accuracy of the floorplans 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

£210,000

Talbot Road, Southsea PO4 0HE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ GROUND FLOOR BATHROOM
- ❖ OFFERED CHAIN FREE
- ❖ IDEAL INVESTMENT
- ❖ GREAT FIRST TIME BUY
- ❖ BLANK CANVAS
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**** CHAIN FREE TERRACED HOUSE
IDEAL FOR FIRST TIME BUY OR
INVESTMENT ****

We are delighted to offer for sale this well appointed home in Talbot Road. Offered chain free, this house is ideal for a **FIRST TIME BUYER** or **INVESTOR** to secure and add their own stamp as they wish.

The accommodation is the traditional layout for the area with two separate reception rooms, offered a lounge and dining areas as you see fit. the bright kitchen sits

at the rear with a ground floor bathroom at the back of the property. Two double bedrooms can be found on the first floor.

The location is extremely convenient with it being central to Southsea and Portsmouth as well as being a short distance from the train station and Albert Road. A great opportunity that is sure to attract early interest

Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

RECEPTION ROOM 1
11'1" x 8'7" (3.38m x 2.62m")

RECEPTION ROOM 2
11'7" x 10'4" (3.53m" x 3.15m")

KITCHEN
12'2" x 7'6" (3.71m" x 2.29m")

BATHROOM
7'7" x 5'5" (2.31m" x 1.65m")

BEDROOM 1
11'7" x 10'4" (3.53m" x 3.15m")

BEDROOM 2
11'7" x 9'6" (3.53m" x 2.90m")

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	87
(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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