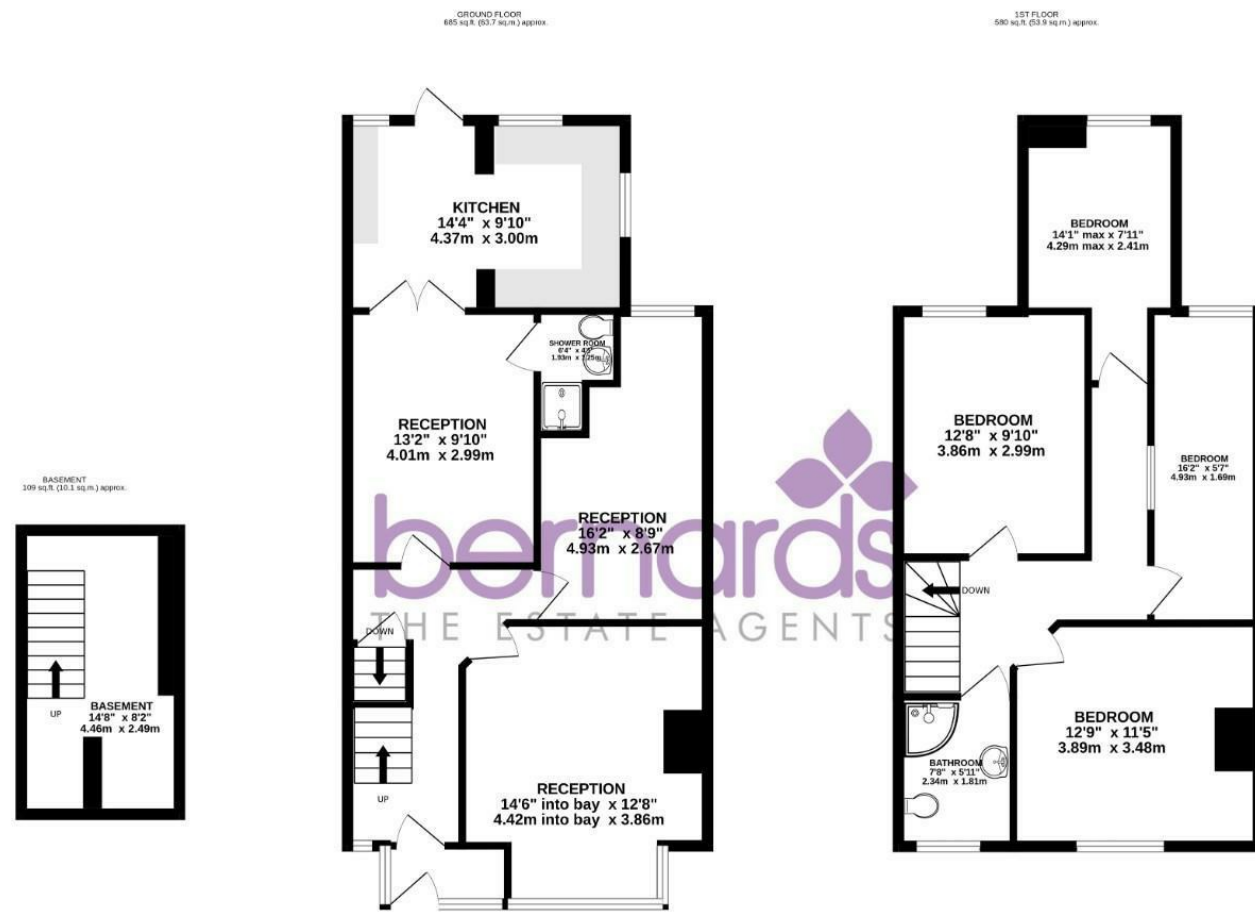


FOR SALE

£375,000

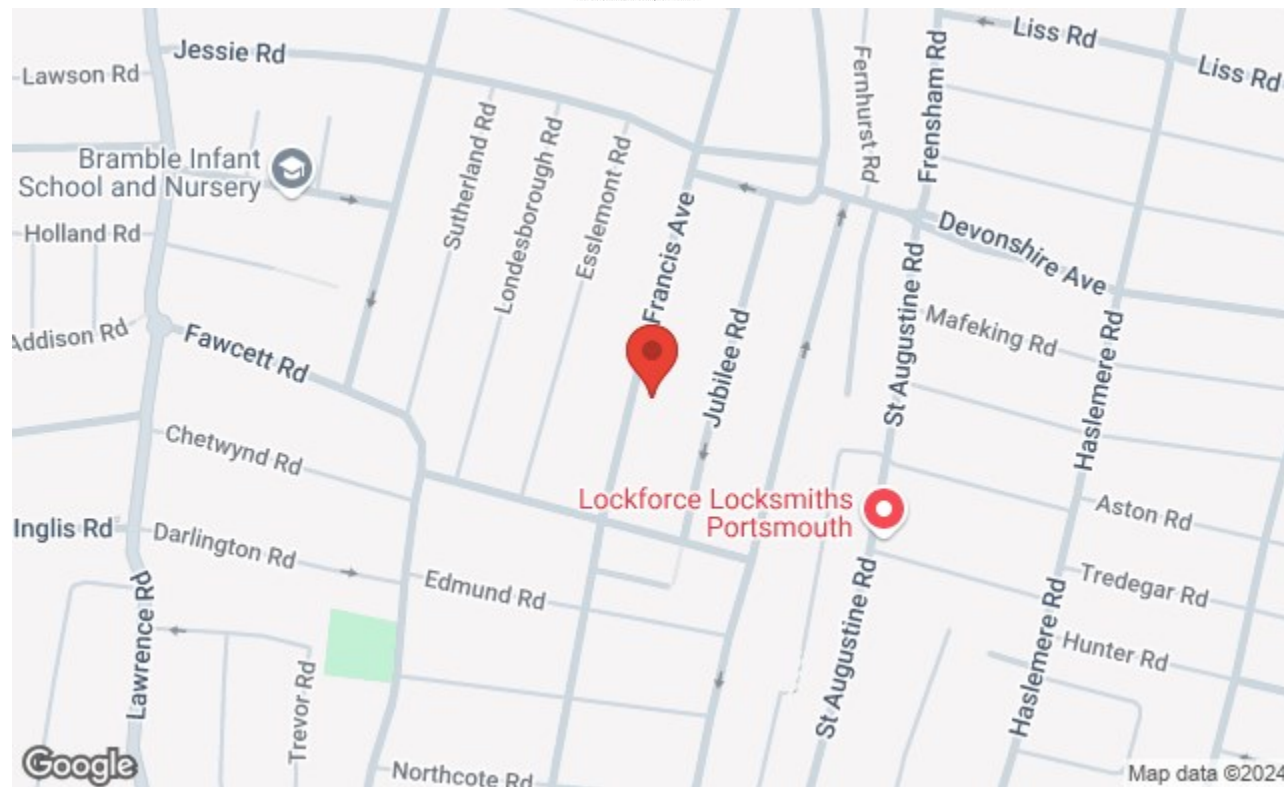
Francis Avenue, Southsea PO4 0ER

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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.



4 bedrooms, 2 bathrooms, 3 receptions

HIGHLIGHTS

- IMPRESSIVE TERRACED HOUSE
- 4 BEDROOMS
- 3 RECEPTIONS ROOMS
- 2 SHOWER ROOMS
- GOOD SIZE GARDEN
- OFFERED CHAIN FREE
- RECENTLY UPDATED
- CURRENTLY HMO LICENCED
- IDEAL FAMILY HOME
- CALL TO VIEW

\*\* SUPERB LARGE TERRACED HOME IN CENTRAL SOUTHSEA LOCATION WITH NO CHAIN \*\*

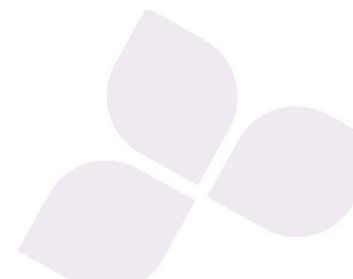
We are thrilled to bring to market this deceptive terraced home in Francis Avenue. The home has previously been an investment and still benefits from a HMO licence. The home has been recently updated to now offer a chain free family home that lends itself to investors and families.

The property has that enviable blend of space and flexibility with the accommodation split over two floors. On the ground floor you have 3 receptions rooms giving you a choice

of how you use these spaces, whether that's lounge, dining room, family room or home office. A sociable kitchen area spills into a lovely size garden giving a wonderful space to be enjoyed.

On the first floor you will find 4 bedrooms and on both floors you have a shower room at hand. The home is situated in a really convenient position with great access to central Southsea for the bars cafes and restaurants whilst the seafront is also a short distance away. A great home that must be viewed.

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

- BASEMENT**  
14'8" x 8'2" (4.47m" x 2.49m")
- GROUND FLOOR**
- LOUNGE**  
14'6" x 12'8" max (4.42m" x 3.86m" max )
- DINING ROOM**  
13'2" x 9'10" (4.01m" x 3.00m" )
- FAMILY ROOM**  
16'2" x 8'9" (4.93m" x 2.67m")
- KITCHEN**  
14'4" x 9'10" (4.37m" x 3.00m")
- SHOWER ROOM**
- FIRST FLOOR**
- BEDROOM 1**  
12'9" x 11'5" (3.89m" x 3.48m")
- BEDROOM 2**  
12'8" x 9'10" (3.86m" x 3.00m")
- BEDROOM 3**  
14'1" x 7'11" max (4.29m" x 2.41m" max )
- BEDROOM 4**  
16'2" x 5'7" (4.93m" x 1.70m")
- SHOWER ROOM**  
7'6" x 5'11" (2.29m" x 1.80m")

**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.

**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 |
| 73                       | 86        |

Very energy efficient - lower running costs  
(12 kWh) 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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