

£250,000

Worsley Street, Southsea PO4 9PR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ LOUNGE & DINING AREAS
- ❖ OPEN PLAN LAYOUT
- ❖ DOWNSTAIRS WC
- ❖ OFFERED CHAIN FREE
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ EASTNEY LOCATION
- ❖ CALL TO VIEW

**** EASTNEY LOCATED TERRACED HOUSE OFFERED CHAIN FREE! ****

We are pleased to present this well appointed terraced house tucked away in Worsley Street, Eastney. Offered CHAIN FREE, this super home is ideal for a FIRST TIME BUYER or BUY TO LET INVESTOR looking for a freehold home in a popular location.

The accommodation is split over two floors with an open plan arrangement downstairs. The reception areas are

split by the stairway offering both a dining area and lounge area to set up as you wish. A large kitchen runs towards the garden with the added bonus of a downstairs WC.

On the first floor you will find two good size bedrooms as well as a family bathroom. The garden is a good size and of a southerly aspect making it a real sun trap.

The location is great with it being a short distance from the seafront and promenade. A super opportunity that is sure to grab the attention of many.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

DINING ROOM

12'7" x 6'10" (3.84m" x 2.08m")

LOUNGE

12'6" x 10'3" (3.81m" x 3.12m")

KITCHEN

15'7" x 7'5" (4.75m" x 2.26m")

WC

BEDROOM 1

10'6" x 9'6" (3.20m" x 2.90m")

BEDROOM 2

12'6" x 7'0" (3.81m" x 2.13m")

BATHROOM

8'6" x 6'3" (2.59m" x 1.91m")

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 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.

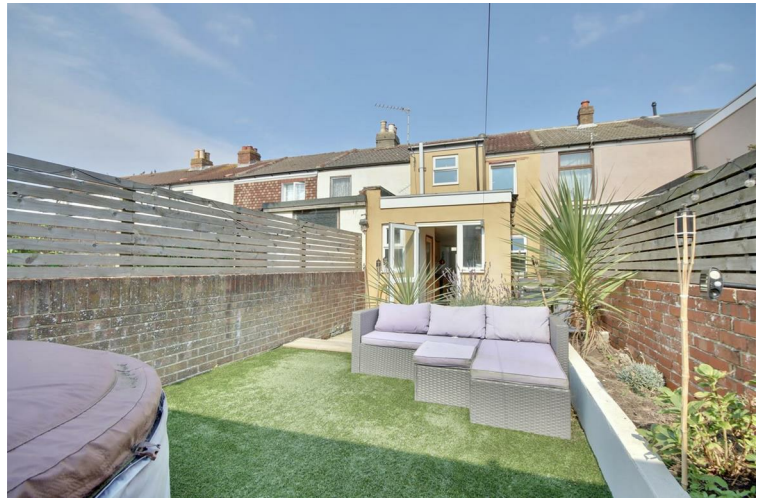
Solicitor

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.

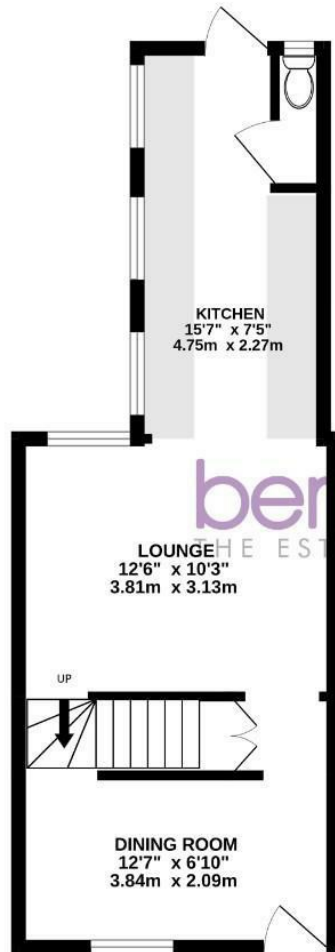
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
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			
		65	82
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



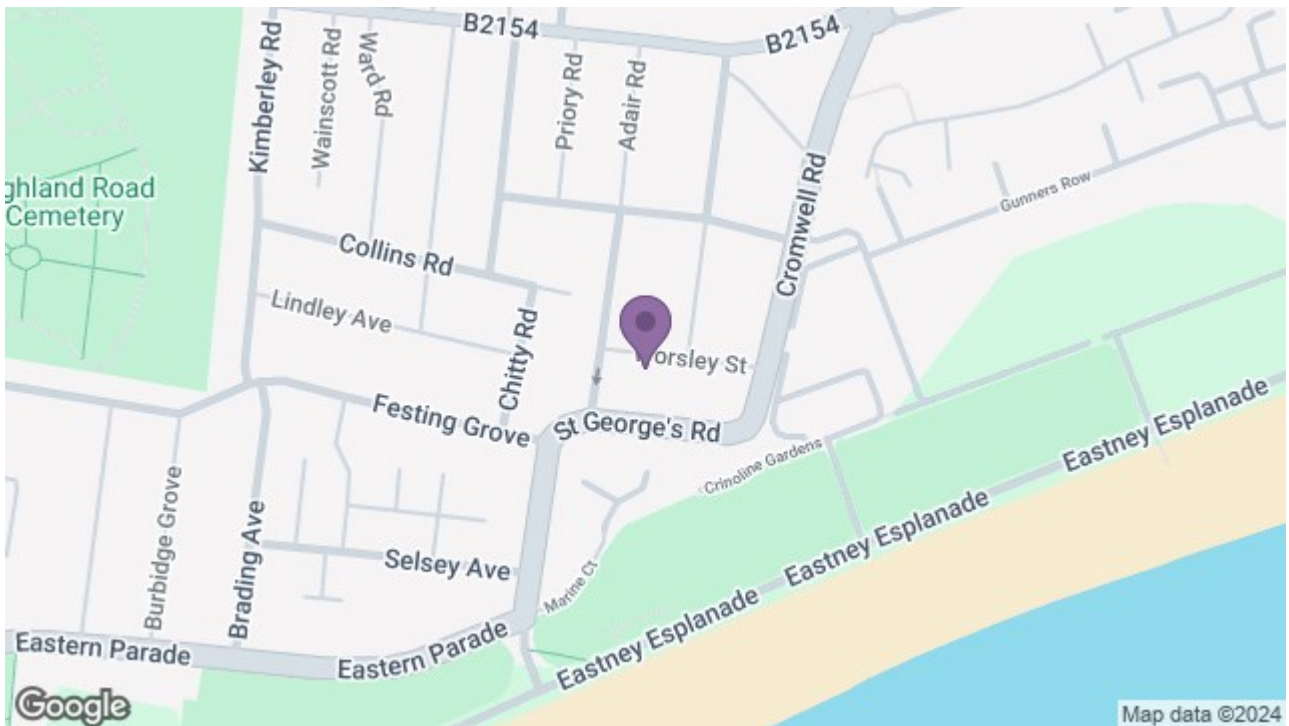
1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



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TOTAL FLOOR AREA: 658 sq.ft. (61.1 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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