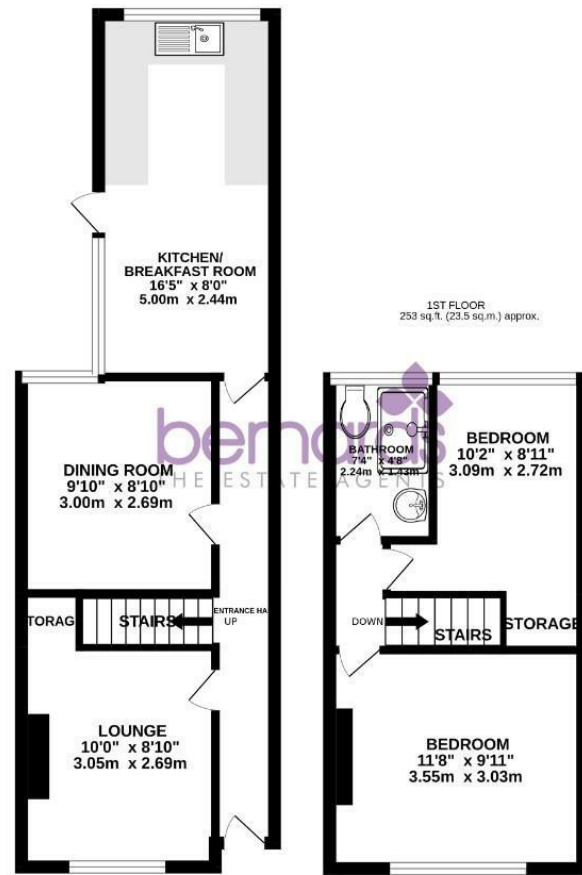
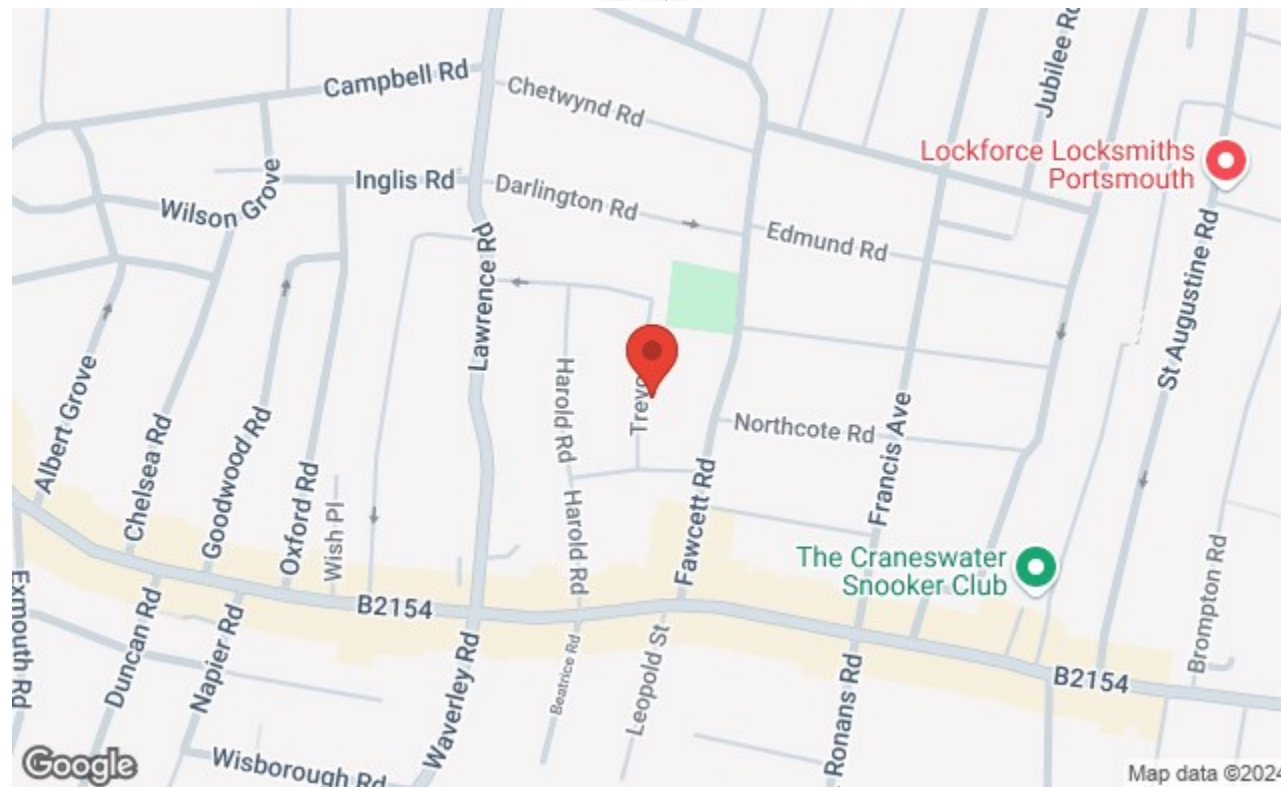


GROUND FLOOR
382 sq. ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 635 sq. ft. (59.0 sq.m.) approx.
While 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 capability or efficiency can be given.
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£235,000

Trevor Road, Southsea PO4 0LW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ CHAIN FREE
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ CENTRAL SOUTSHEA
- ❖ IDEAL FIRST TIME BUY
- ❖ WELL PRESENTED
- ❖ SOUGHT AFTER LOCATION
- ❖ INVESTMENT OPPORTUNITY
- ❖ POTENTIAL FOR HMO LICENSING

****CHAIN FREE TERRACED HOUSE****

We are delighted to bring to the market, this two bedroom mid-terrace property in Trevor Road. Situated between Fawcett and Lawrence road, this central location could not be more convenient.

Stepping into the property, you are greeted by a spacious entrance hallway with two generously sized reception rooms to the left. The rear of the property holds a kitchen with further space for breakfast/dining,

before stepping out to the courtyard garden. Two good size bedrooms and bathroom can be found upstairs.

The whole house is tastefully decorated in modern style giving it a contemporary feel. This property is offered chain free and makes for a wonderful first time buy.

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



PROPERTY INFORMATION

LOUNGE
10'0" x 8'9" (3.05 x 2.69)

DINING ROOM
9'10" x 8'9" (3.00 x 2.69)

KITCHEN/BREAKFAST ROOM
16'4" x 8'0" (5.00 x 2.44)

BEDROOM
11'7" x 9'11" (3.55 x 3.03)

BEDROOM
10'1" x 8'11" (3.09 x 2.72)

BATHROOM
7'4" x 4'8" (2.24 x 1.43)

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

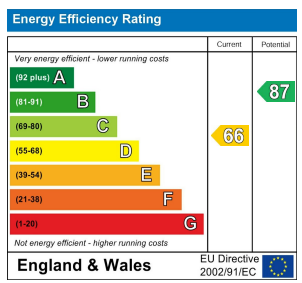
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



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