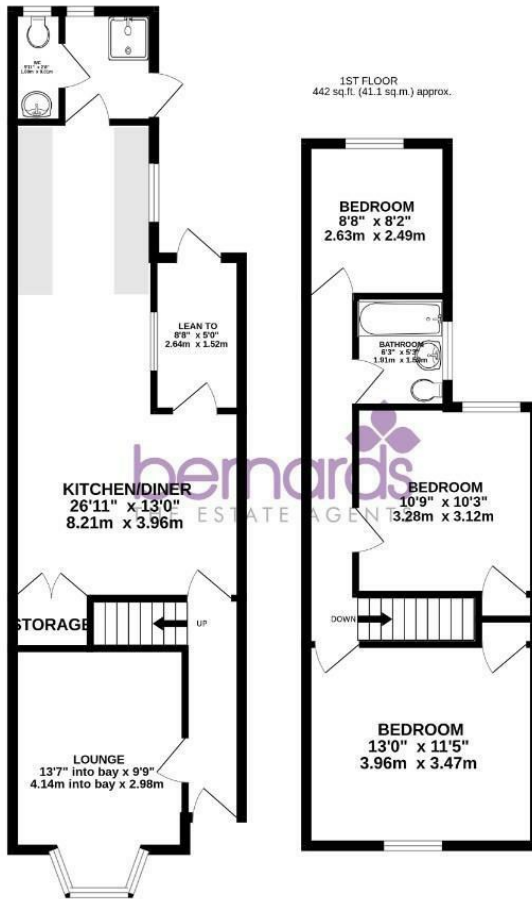


GROUND FLOOR
552 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£315,000

Prince Albert Road, Southsea PO4 8EN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ LOUNGE
- ❖ OPEN PLAN KITCHEN DINER
- ❖ DOWNSTAIRS WC & SHOWER RM
- ❖ UPSTAIRS BATHROOM
- ❖ BAY AND FORECOURT
- ❖ GREAT FIRST TIME BUY
- ❖ REAR PEDESTRIAN ACCESS
- CALL TO VIEW

**** LOVELY TERRACED HOUSE WITHIN POPULAR ROAD IN CENTRAL SOUTHSEA ****

We are delighted to bring to market this well presented terraced home in Prince Albert Road. Offering good size accommodation within walking distance of local amenities and parks, this home is ideal for a couple or young family to enjoy for years to come

On the ground floor you will find a lounge at the front of the building whilst at the rear, the property opens up into a lovely size kitchen diner that is the real heart of the home. There is

an additional downstairs WC and shower room for added convenience.

On the first floor you will find 3 bedrooms and a family bathroom, ideal if you have young children in tow. There is a small rear garden with rear pedestrian access and plenty of green spaces close by with Bransbury Park and Milton Park within walking distance.

The location is popular with young families for the very reason, as well as some great local businesses and schools on hand. A brilliant opportunity that must be viewed as soon as you can.

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



PROPERTY INFORMATION

LOUNGE
13'7" x 9'9" (4.14m x 2.97m)

KITCHEN / DINER
26'11" x 13'0" max (8.20m x 3.96m max)

LEAN TO
8'8" x 5'0" (2.64m x 1.52m)

WC

SHOWER ROOM

BEDROOM 1
13'0" x 11'5" (3.96m x 3.48m)

BEDROOM 2
10'9" x 10'3" (3.28m x 3.12m)

BEDROOM 3
8'8" x 8'2" (2.64m x 2.49m)

BATHROOM
8'3" x 5'3" (2.51m x 1.60m)

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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C	67	
(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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