

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Offers In Excess Of £425,000

Clarence Road, Southsea PO5 2LG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CHARACTER HOME
- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ SOCIABLE KITCHEN
- ❖ RECENTLY REFURBISHED
- ❖ MOMENTS FROM SEAFRONT
- ❖ NO ONWARD CHAIN
- ❖ POPULAR LOCATION
- ❖ CALL TO VIEW

**\*\* WONDERFUL REFURBISHED HOME JUST MOMENTS FROM THE SEAFRONT \*\***

We are delighted to bring to the market this CHAIN FREE terraced house tucked just off Southsea Seafont. Sitting in Clarence Road, this THREE BEDROOM house has seen a recent programme of renovation which now sees a lovely house ready to move into straight away.

Tastefully updated, the accommodation comprises a

lounge, dining room, kitchen breakfast room and 3 bedrooms. A first floor bathroom is further complimented by a ground floor WC. The finish is fresh and very much in keeping with a modern color scheme so much to like!

The location is fabulous with it being a short stroll to the seafont as well as central areas of Southsea for cafes, bars and shopping. A wonderful opportunity that must be viewed as soon as possible

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## GROUND FLOOR

**LOUNGE**  
15'10" x 11'6" (4.83m x 3.51m)

**DINING ROOM**  
13'5" x 9'8" (4.09m x 2.95m)

## WC

**KITCHEN BREAKFAST ROOM**  
20'11" x 11'9" max (6.38m x 3.58m max )

## FIRST FLOOR

**BEDROOM 1**  
15'10" x 15'2" max (4.83m x 4.62m max )

**BEDROOM 2**  
13'5" x 9'8" (4.09m x 2.95m)

**BEDROOM 3**  
17'5" x 10'0" max (5.31m x 3.05m max )

**BATHROOM**  
6'7" x 5'7" (2.01m x 1.70m)

## 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

## 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			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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