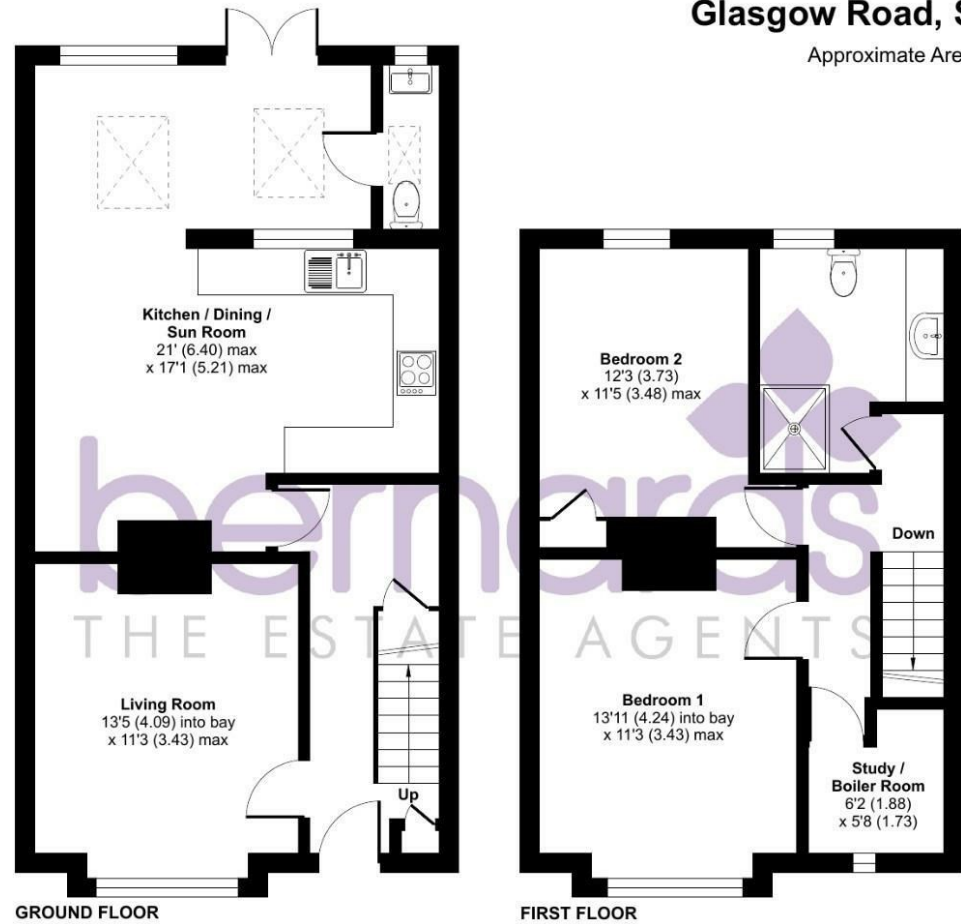




Glasgow Road, Southsea, PO4

Approximate Area = 1035 sq ft / 96.1 sq m
For identification only - Not to scale



GROUND FLOOR

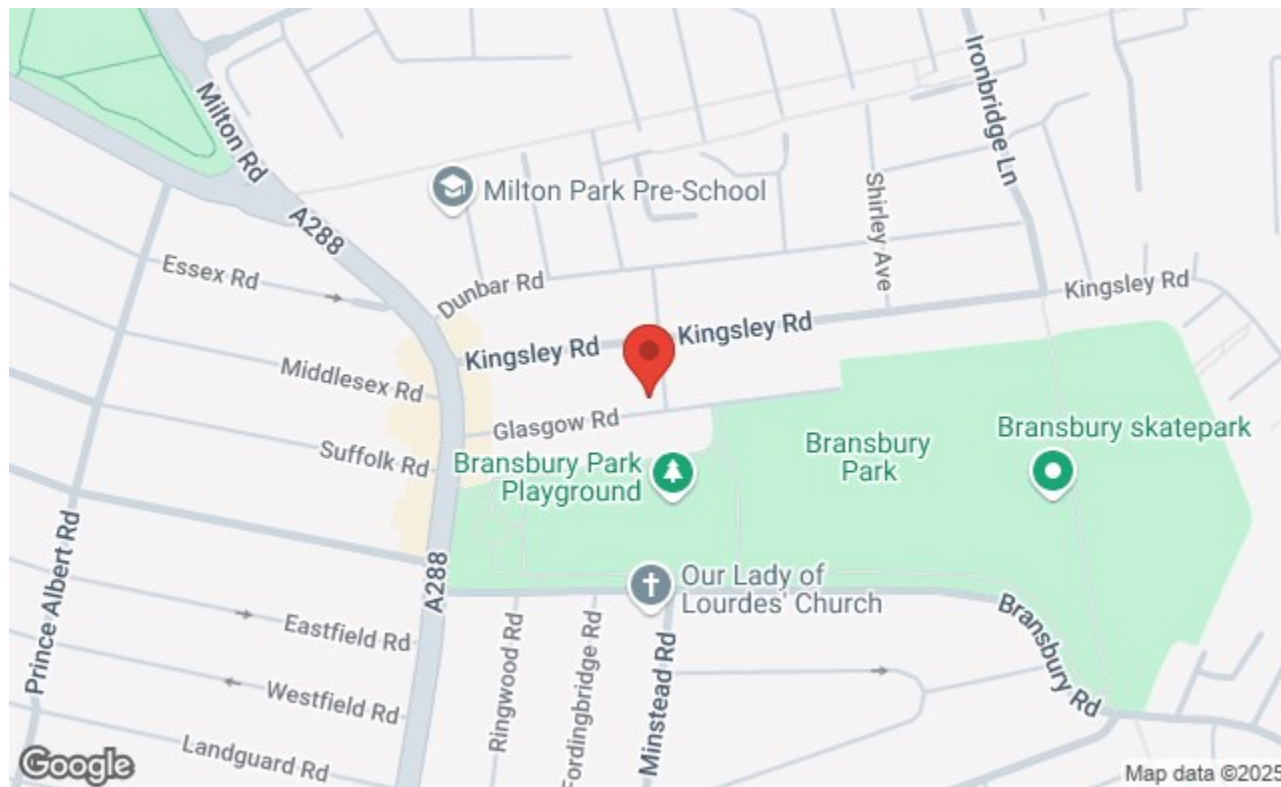
FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1233355



£280,000

Glasgow Road, Southsea PO4 8HR



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ FURTHER STUDY ROOM
- ❖ FIRST FLOOR SHOWER ROOM
- ❖ OPEN PLAN KITCHEN
- ❖ EXTENDED ACCOMODATION
- ❖ CLOSE TO PARK
- ❖ POPULAR LOCATION
- ❖ IDEAL FIRST TIME BUY
- ❖ CALL TO VIEW

**** LOVELY HOME JUST A FEW PACES FROM BRANSBURY PARK AND IDEAL FIRST TIME BUY ****

We are delighted to bring to market this well appointed terraced home in popular Glasgow Road. A minute or two walk to Bransbury Park, this home has been extended over time to create a brilliant home, ideal for a FIRST TIME BUYER.

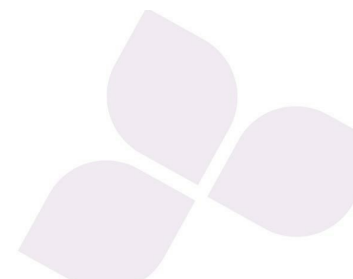
The accommodation comprises a cosy living room at the front and then a lovely sociable kitchen / diner which spills into a warm and comfortable sun room. This space is ideal for having friends and family round which

can then open into the garden in the warmer months. A downstairs WC adds to the appeal.

On the first floor you will find two double bedrooms as well as a small study space if you work from home. This could also be a laundry room if preferred. A deceptively large shower room completes the first floor arrangement

The location is ever so popular with it having the park on the door step, good schools and a short distance to the seafront to enjoy. A fabulous home that deserves an early inspection.

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

LIVING ROOM

13'5" x 11'3" max (4.09m" x 3.43m" max)

KITCHEN / DINING / SUN ROOM

21'0" x 17'1" max (6.40m" x 5.21m" max)

WC

BEDROOM 1

13'11" x 11'3" (4.24m" x 3.43m")

BEDROOM 2

12'3" x 11'5" max (3.73m" x 3.48m" max)

STUDY / BOILER ROOM

6'2" x 5'8" (1.88m" x 1.73m")

SHOWER ROOM

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.

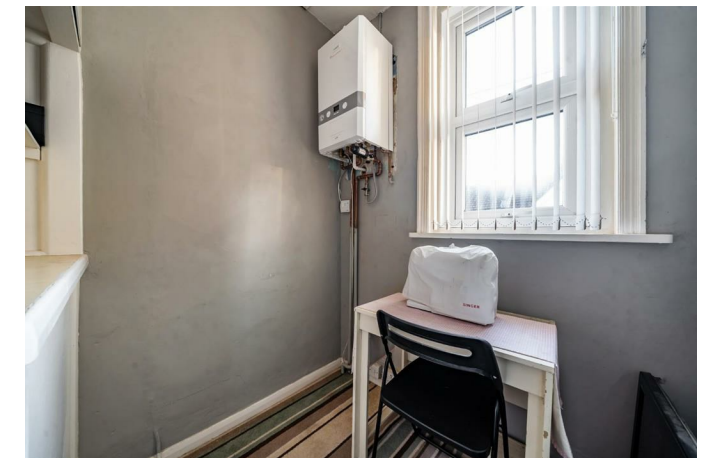
SOLICITOR

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
72	84

Very energy efficient - lower running costs
(92-100) 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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