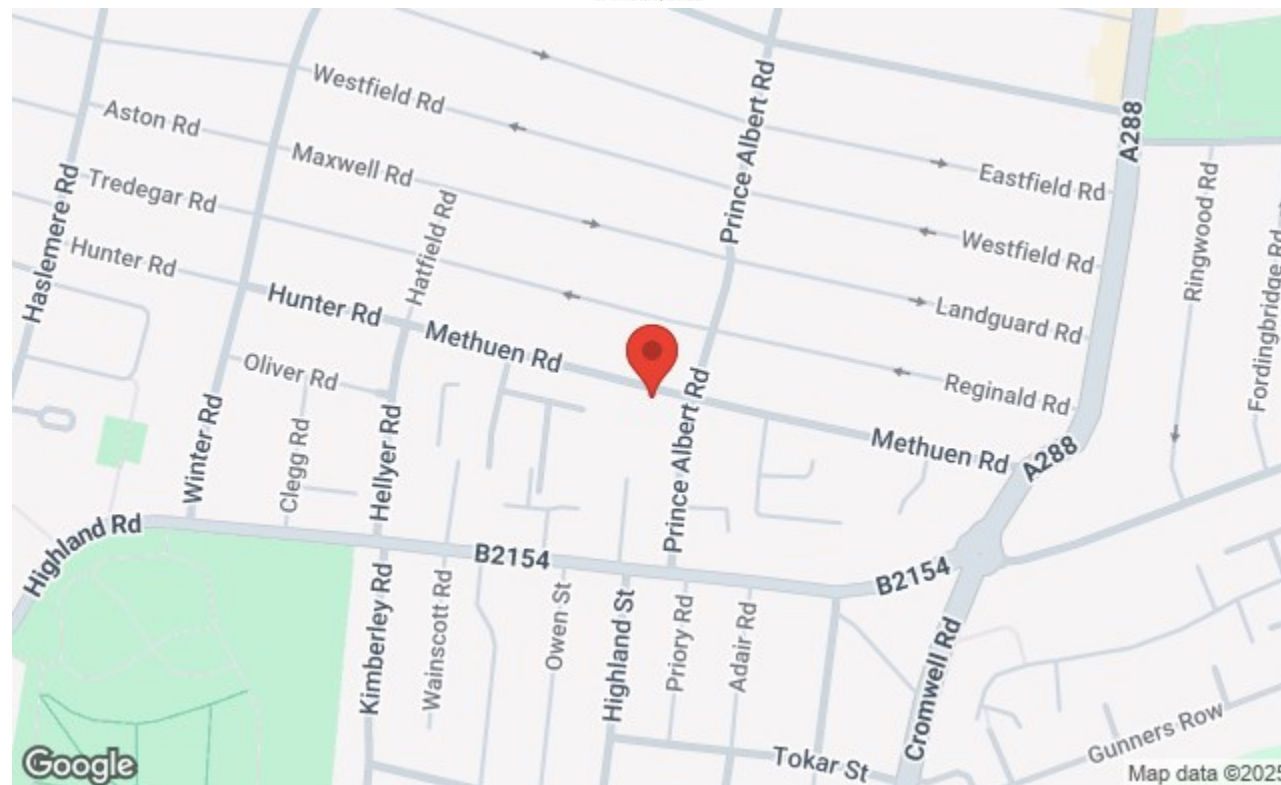


TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

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



**FOR SALE**

£260,000

Methuen Road, Southsea PO4 9HQ

**bernards**  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ CHAIN FREE
- ❖ UTILITY INTO DOWNSTAIRS BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ POPULAR LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ CALL TO VIEW

**\*\*THREE BEDROOM TERRACED HOUSE\*\*CHAIN FREE\*\***

We are delighted to bring to market this three bedroom terraced house located in the sought after area of Eastney. The property has undergone some recent renovation works and is an ideal for first time buyers.

Upon entry you are greeted with a living room at the front of the house and a dining room which leads onto a fully fitted kitchen. The three piece bathroom is at the back of

the house and has a shower over bath. Both the bathroom and kitchen were renovated in the last five years. A south facing garden completes the ground floor.

Upstairs you have two good size double bedrooms with built in storage and a single bedroom which completes the accommodation.

The property is close to local shops and amenities and has plenty to offer any new buyer. An opportunity not to be missed.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
10'11" x 9'7" (3.33 x 2.93)

**DINING ROOM**  
12'8" x 11'10" (3.87 x 3.63)

**KITCHEN**  
9'3" x 8'0" (2.82 x 2.46)

**BATHROOM**  
7'3" x 5'7" (2.21 x 1.71)

**BEDROOM ONE**  
12'7" x 10'11" (3.84 x 3.33)

**BEDROOM TWO**  
11'10" x 10'1" (3.63 x 3.08)

**BEDROOM THREE**  
8'8" x 8'2" (2.65 x 2.51)

## 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!

## OFFER CHECK PROCEDURE

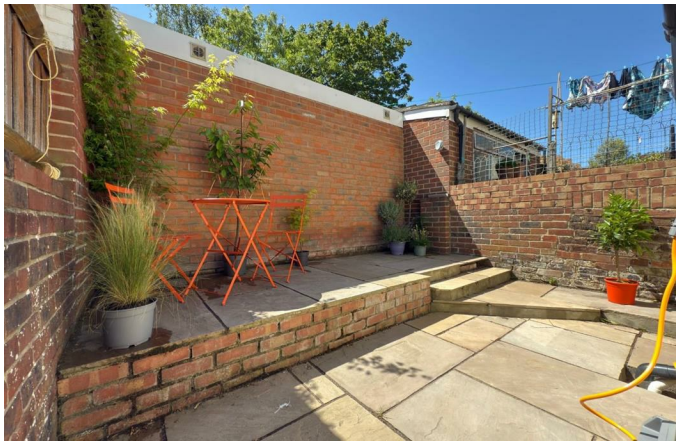
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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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