

£270,000

Manners Road, Southsea PO4 0BD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ BAY FRONT & FORECOURT
- ❖ CHAIN FREE
- ❖ DOWNSTAIRS W/C
- ❖ IDEAL FIRST TIME BUY
- ❖ POPULAR LOCATION
- ❖ SHORT WALK TO TRAIN STATION
- CALL TO VIEW

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

We are delighted to bring to market this three bedroom terraced house located in a popular central Southsea location. The property allows for any new prospective buyer to put their stamp on a home and is ideal for first time buyers.

The ground floor comprises of a large living room, good size dining room and a fully fitted kitchen with plenty of

cupboard/ worktop space. A downstairs W/C and rear garden complete the ground floor.

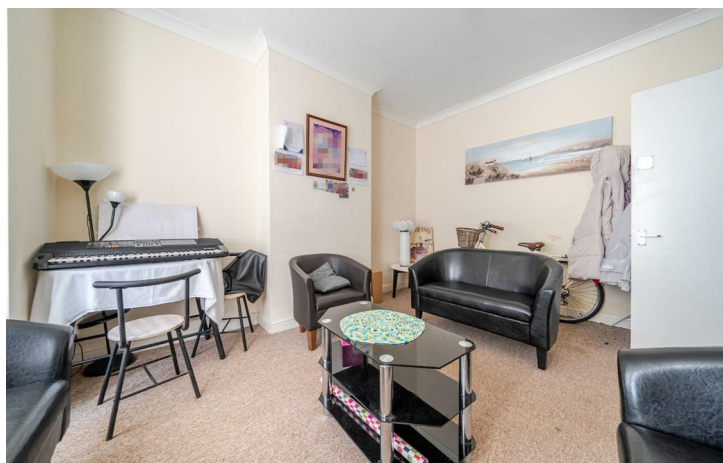
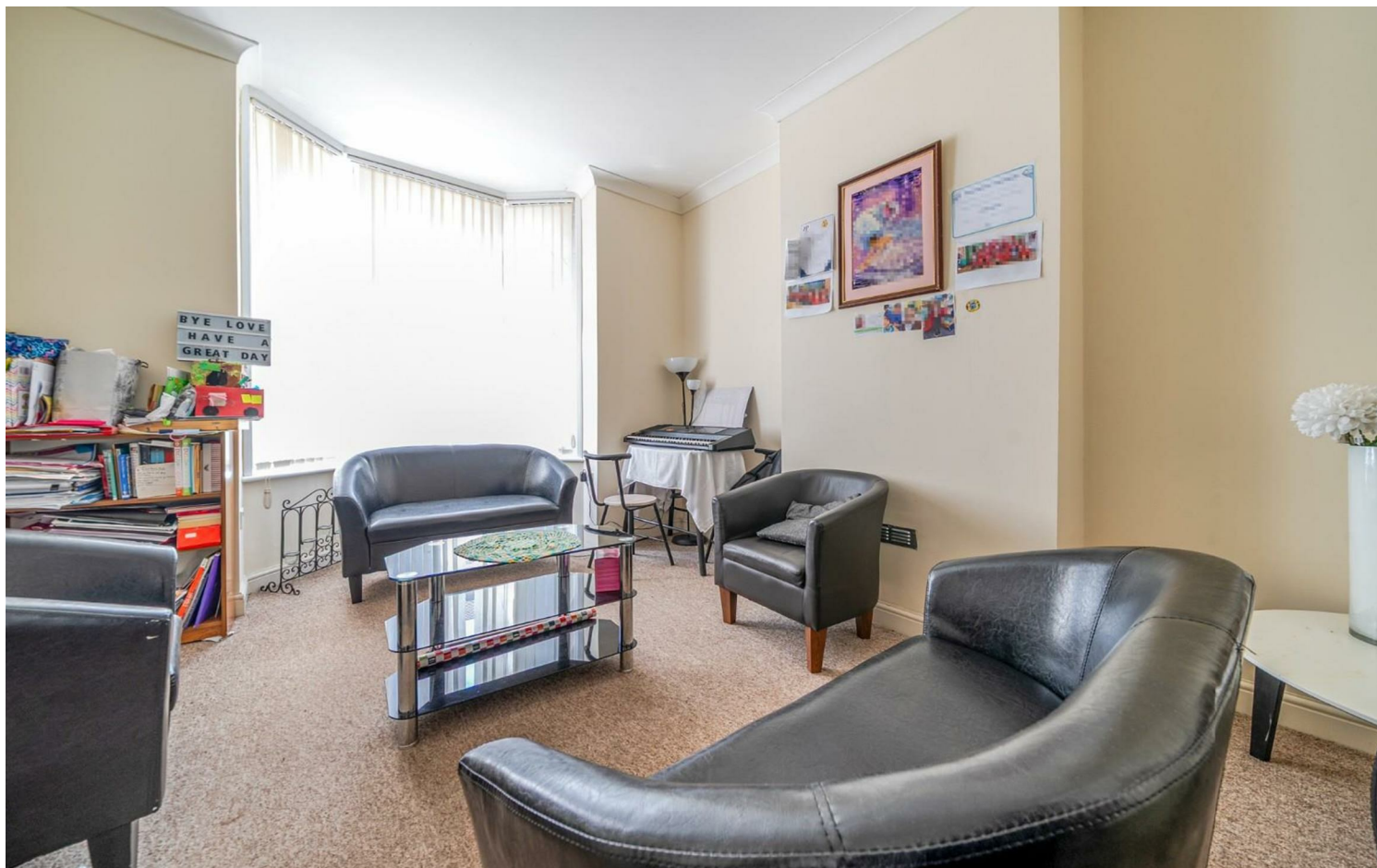
Upstairs you have two good size double bedrooms and a comfortable single room/ study. The family shower room completes the property.

The location is great with the property being a short walk to the train station and close by too local shops and schools. This is not an opportunity to be missed, call to view!

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







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# PROPERTY INFORMATION

## 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.

## Living Room

15'6" x 10'11" (4.73 x 3.33)

## Dining Room

15'1" x 9'10" (4.60 x 3.01)

## Kitchen

12'1" x 9'10" (3.69 x 3.01)

## W/C

5'6" x 2'6" (1.69 x 0.78)

## Bedroom One

14'1" x 12'11" (4.30 x 3.94)

## Bedroom Two

12'10" x 9'11" (3.92 x 3.04)

## Bedroom Three

11'10" x 6'9" (3.63 x 2.08)

## Shower Room

6'0" x 5'4" (1.84 x 1.64)



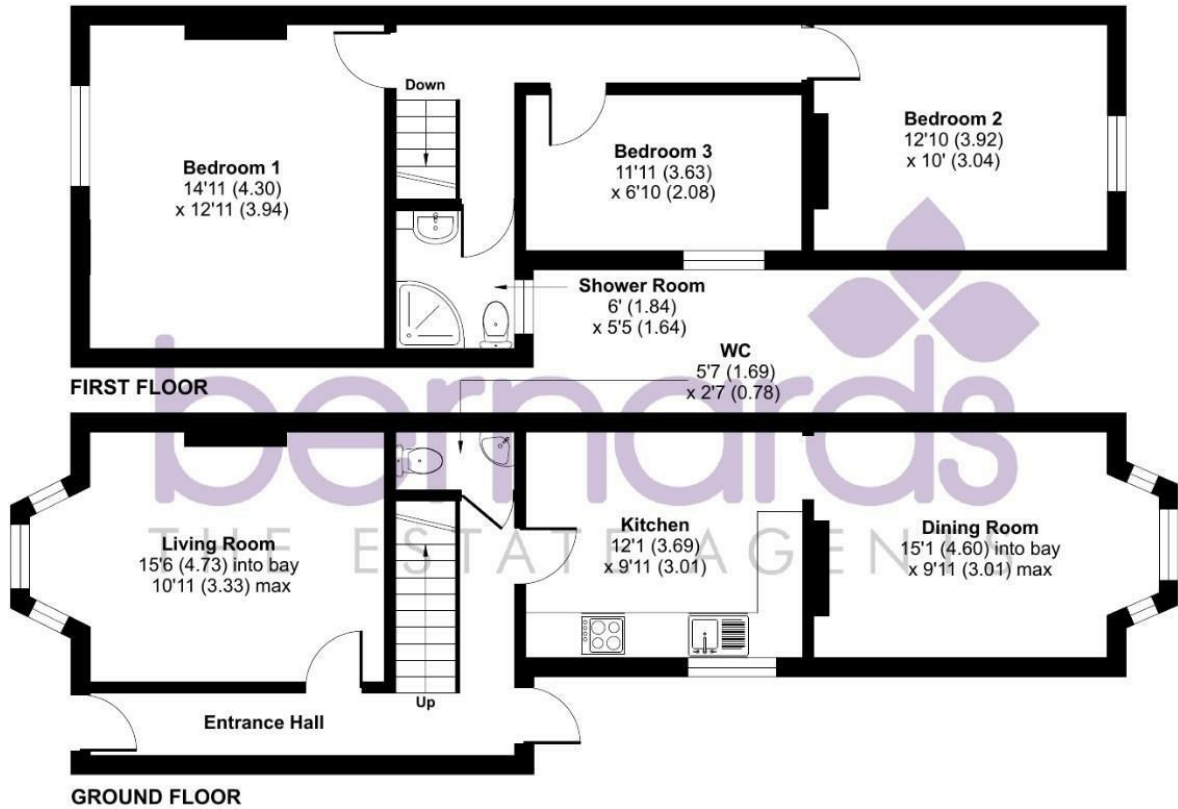
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



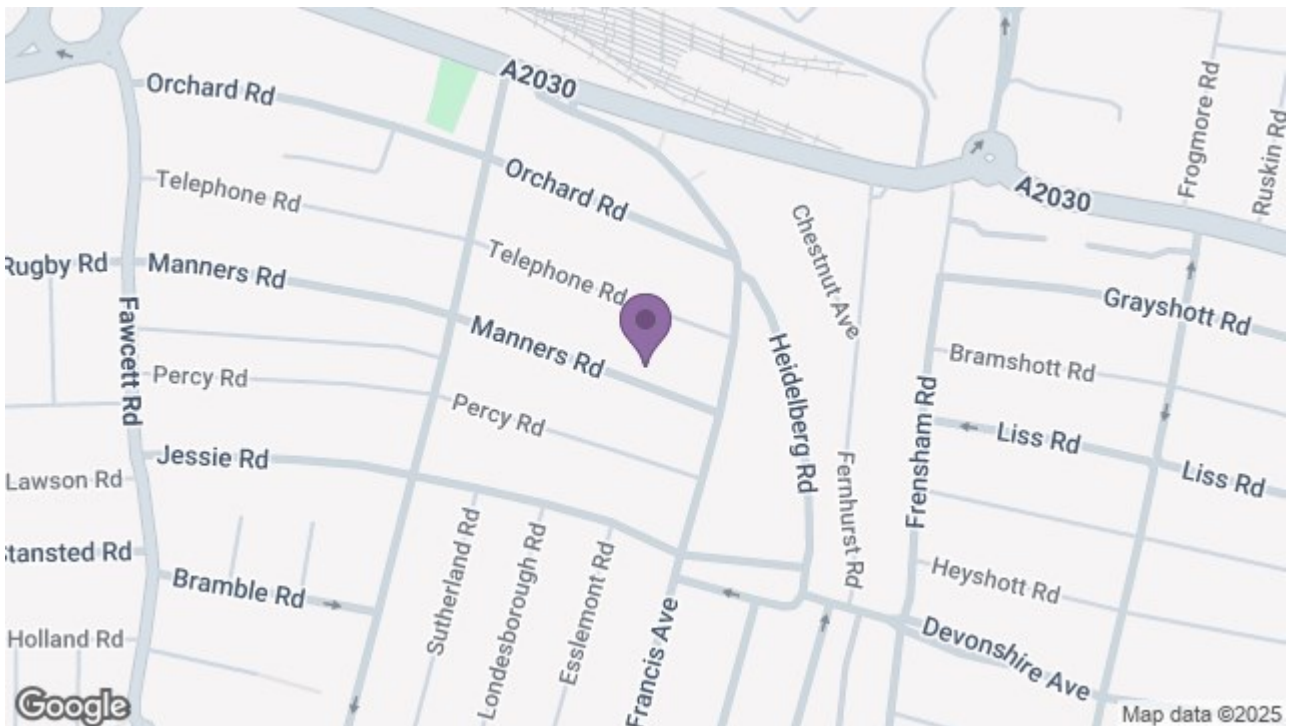
# Manners Road, Southsea, PO4

Approximate Area = 1161 sq ft / 107.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1279944



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