

£265,000

Shelford Road, Southsea PO4 8NU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ SOUTH FACING GARDEN
- ❖ NO ONWARD CHAIN
- ❖ CHANCE TO MODERNISE
- ❖ POPULAR LOCATION
- ❖ GREAT OPPORTUNITY
- ❖ CALL TO VIEW

**\*\* CHAIN FREE HOME OFFERING CHANCE TO MODERNISE IN POPULAR LOCATION \*\***

We are pleased to bring to market this terraced house in Milton offering a brilliant opportunity for someone to add their own stamp and create their perfect abode. Situated in Shelford Road, this property has bundles of potential just waiting to be unearthed.

As you step inside you'll find a reception room at the front of the property, ideal lounge, with an opening into a great size 2nd reception room that spans the width of

the property. From here you access the kitchen and a lean to conservatory with downstairs WC. There is the potential to open this area up into a lovely size kitchen diner, something many have done in the area.

On the first floor you will find 3 good size bedrooms as well as a family bathroom. The rear garden is a nice size and being southerly aspect only adds to the appeal. The location is popular with families with it offering schooling close by, some parks for play and dog walks and good access to the seafront. A brilliant chance to secure a home and make it your own over time

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







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# PROPERTY INFORMATION

## GROUND FLOOR

### RECEPTION ROOM 1

13'4" x 11'8" (4.06m x 3.56m")

### RECEPTION ROOM 2

17'3" x 12'1" (5.26m x 3.68m")

### KITCHEN

13'0" x 7'0" (3.96m x 2.13m")

### LEAN TO

9'4" x 5'2" (2.84m x 1.57m")

## WC

## FIRST FLOOR

### BEDROOM 1

13'4" x 11'0" (4.06m x 3.35m")

### BEDROOM 2

12'1" x 11'8" (3.68m x 3.56m")

### BEDROOM 3

9'0" x 8'10" (2.74m x 2.69m")

## BATHROOM

### 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.

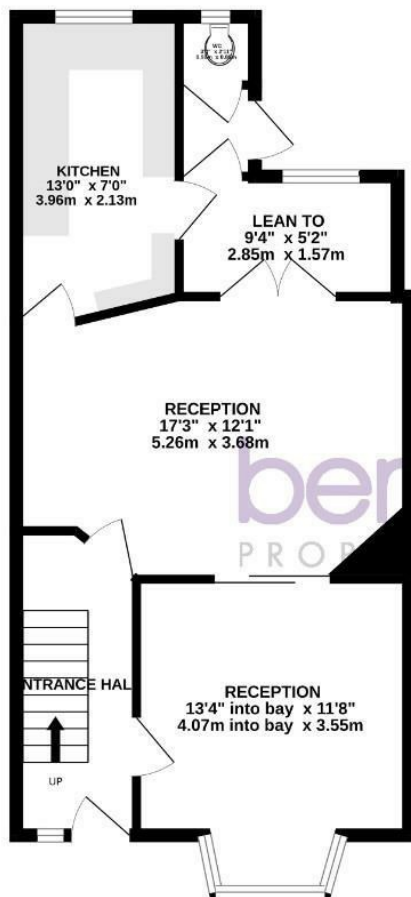
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



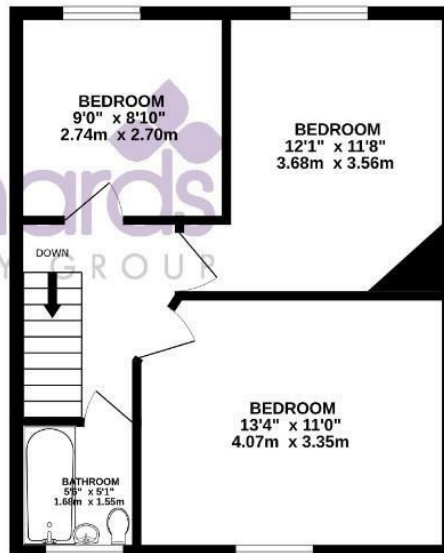
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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