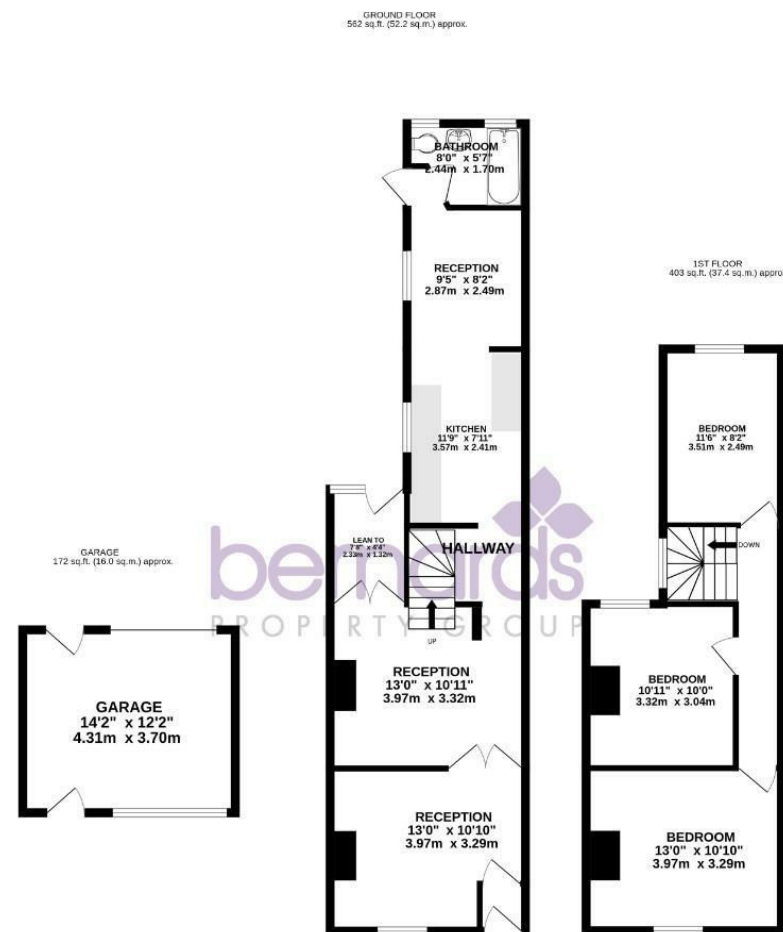
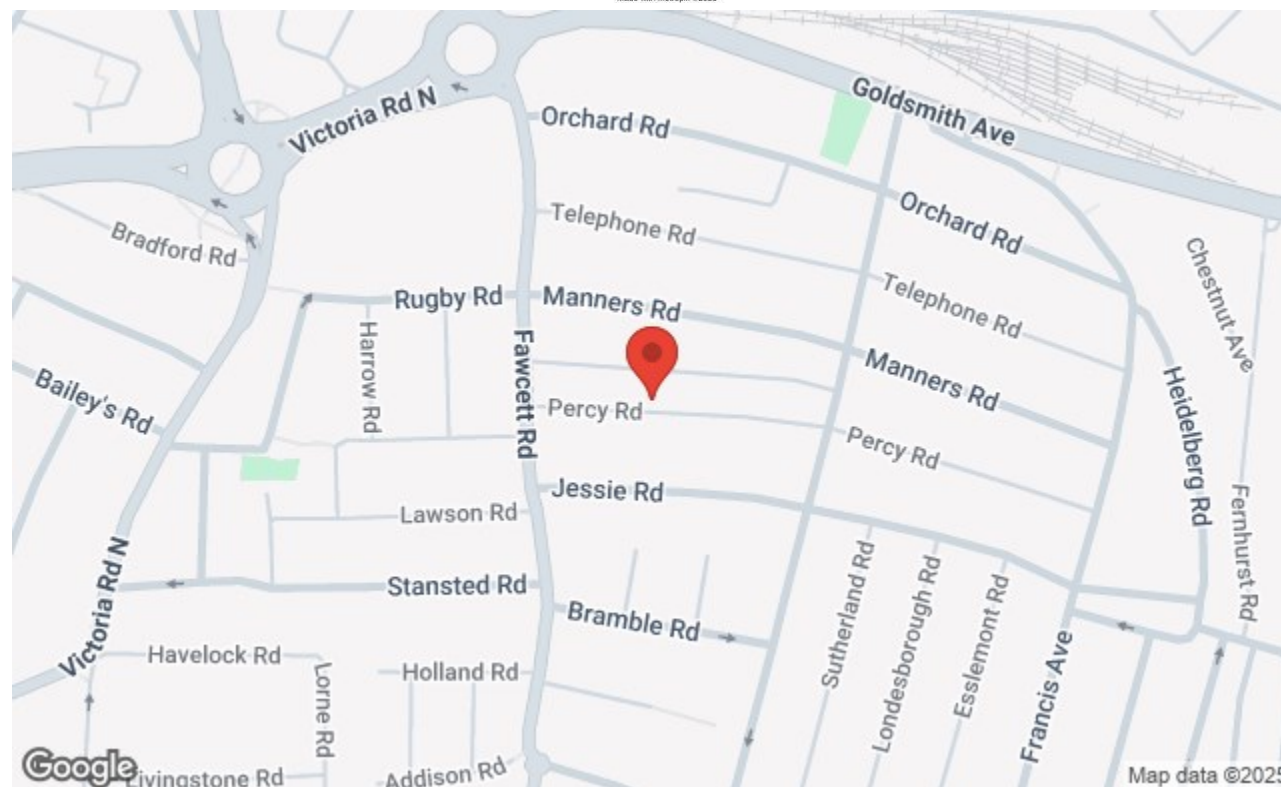




TOTAL FLOOR AREA: 1137 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Offers Over £240,000

Percy Road, Southsea PO4 0BH

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TERRACED HOUSE
- ❖ THREE RECEPTION ROOMS
- ❖ GARAGE
- ❖ OPPORTUNITY TO ADD OWN STAMP
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO SCHOOLS
- ❖ CLOSE TO AMENITIES
- ❖ CALL TO VIEW

**\*\*CHAIN FREE THREE BEDROOM HOUSE WITH GARAGE IN CENTRAL SOUTHSEA\*\***

We are pleased to bring to market this three bedroom family home located on Percy Road in central Southsea with NO FORWARD CHAIN.

On the ground floor you have three reception rooms, two towards the front of the property and one too the rear, kitchen and downstairs three piece bathroom. There is also the addition of a lean to and rear

garden with a sizeable GARAGE offering storage or parking.

Upstairs you have three good size double bedrooms providing plenty of space for a family. The property is a great first time buy or investment purchase allowing any new owner to really put their stamp on a home.

The location of the property is great with local shops and schools a short walk away as well as being close to the seafront. A viewing is highly advised to really appreciate what this property has to offer.

Call today to arrange a viewing  
02392 864 974  
www.bernardsestates.co.uk





# 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!

## COUNCIL TAX BAND B

### 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.

## PROPERTY TENURE

Freehold

## 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

13'0" x 10'9" (3.97 x 3.29)

## RECEPTION ROOM

13'0" x 10'10" (3.97 x 3.32)

## KITCHEN

11'8" x 7'10" (3.57 x 2.41)

## RECEPTION/ DINING

9'4" x 8'2" (2.87 x 2.49)

## BATHROOM

8'0" x 5'6" (2.44 x 1.70)

## GARAGE

14'1" x 12'1" (4.31 x 3.70)

## BEDROOM ONE

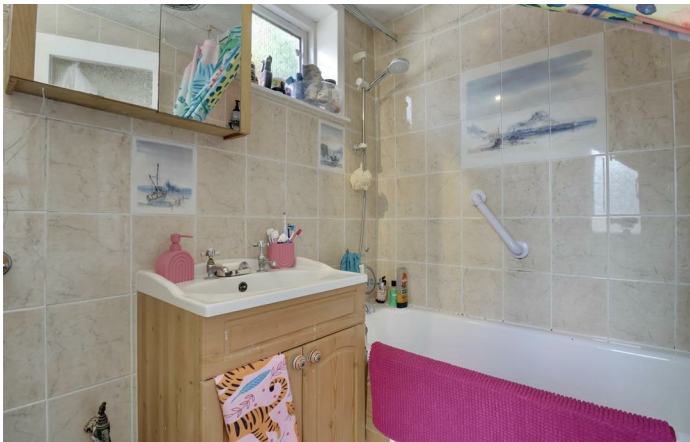
13'0" x 10'9" (3.97 x 3.29)

## BEDROOM TWO

10'10" x 9'11" (3.32 x 3.04)

## BEDROOM THREE

11'6" x 8'2" (3.51 x 2.49)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 88        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 78      |           |
| (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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