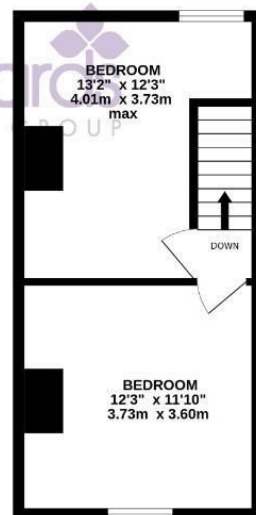


GROUND FLOOR
439 sq. ft. (40.8 sq. m.) approx.

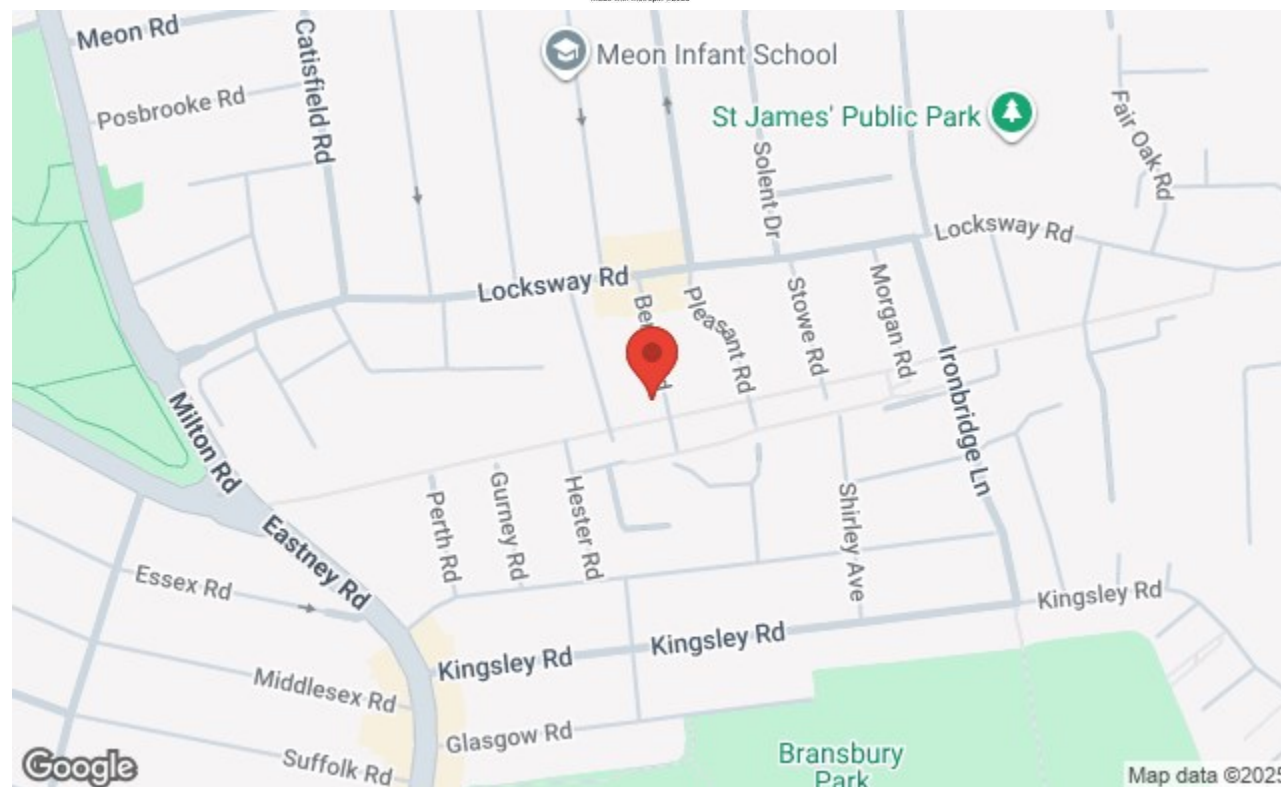


1ST FLOOR
295 sq. ft. (27.4 sq. m.) approx.



TOTAL FLOOR AREA: 733 sq. ft. (68.1 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 In Excess Of £230,000

Bertie Road, Southsea PO4 8JX

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ OPEN PLAN LIVING SPACE
- ❖ GROUND FLOOR BATHROOM
- ❖ CUL-DE-SAC LOCATION
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT BUY TO LET
- ❖ CALL TO VIEW
- ❖

**** SMART TERRACED HOUSE
TUCKED AWAY IN POPULAR
MILTON CUL-DE-SAC ****

We are delighted to bring to market this well presented house situated in Bertie Road, Milton. Situated near the end of this appealing cul-de-sac, the property is offered CHAIN FREE and is an ideal FIRST TIME BUY or INVESTMENT

On the ground floor you will find a large through lounge diner giving a really great social space. The

kitchen sits at the rear of the property with the bathroom positioned in between. On the first floor you will find 2 bedrooms making an ideal starter home.

The location is very popular with good schooling close by, parks to be enjoyed and great access to central locations and the Eastern Road if you need to come out of town. A great property that is deserving of an early internal inspection.

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



PROPERTY INFORMATION

GROUND FLOOR

LOUNGE / DINER

25'4" x 12'2" (7.72m x 3.71m")

KITCHEN

11'6" x 8'0" (3.51m x 2.44m")

BATHROOM

7'8" x 4'11" (2.34m x 1.50m")

FIRST FLOOR

BEDROOM 1

13'2" x 12'3" (4.01m x 3.73m")

BEDROOM 2

12'3" x 11'10" (3.73m x 3.61m")

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 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.

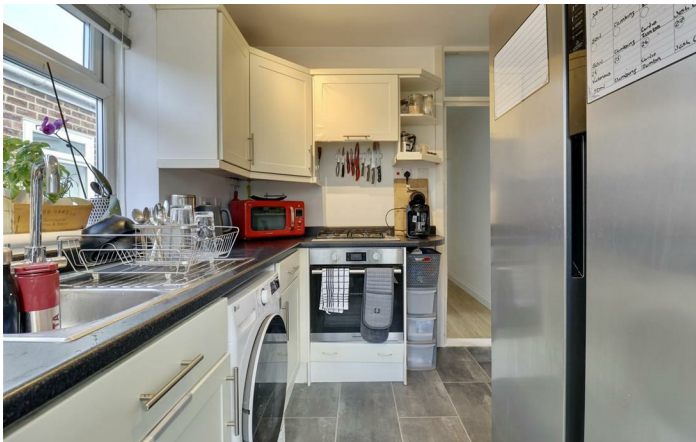
SOLICITOR

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.

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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		
EU Directive 2002/91/EC	73	79
England & Wales		



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