

Asking Price £270,000

Pleasant Road, Southsea PO4 8JU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ TWO BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ UPSTAIRS BATHROOM
- ❖ EAST FACING GARDEN
- ❖ KITCHEN TO FRONT
- ❖ LOUNGE TO REAR
- ❖ CUL DE SAC
- ❖ IDEAL FIRST HOME
- ❖ NO FORWARD CHAIN

Nestled in a cul-de-sac on Pleasant Road, this mid-terraced house offers two well-proportioned bedrooms and is ideal for small families, couples, or individuals seeking a peaceful retreat.

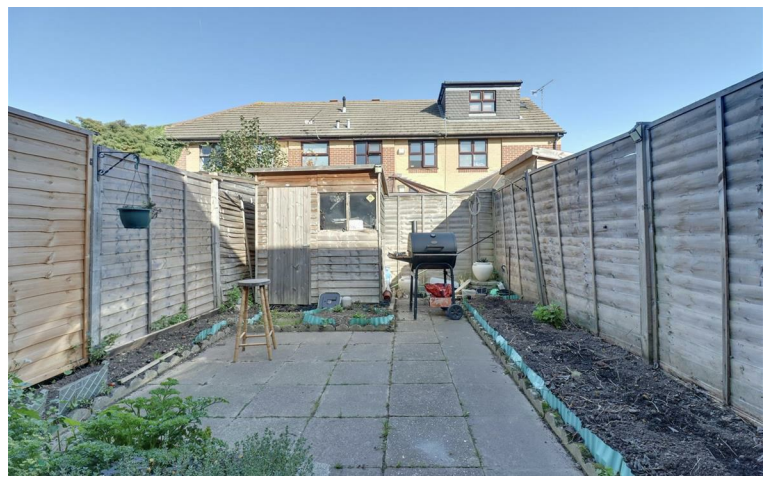
Upon entering you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining, with the kitchen conveniently located adjacent to the living area. The upstairs bathroom ensures privacy and ease for all residents.

One of the standout features of this home is the east-facing garden, which invites the morning sun, creating a lovely outdoor space for gardening, relaxation, or enjoying a morning coffee. Additionally, the property benefits from allocated parking for one vehicle at the front, adding to the convenience of urban living.

This property is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Southsea, with its array of local amenities, parks, and the beautiful coastline just a short distance away.

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





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PROPERTY INFORMATION

KITCHEN

7'4" x 8'2" (2.24 x 2.49)

LOUNGE/DINER

13'6" x 15'0" (4.12 x 4.58)

BEDROOM ONE

13'5" x 15'5" (4.11 x 4.72)

BEDROOM TWO

6'11" x 11'8" (2.11 x 3.58)

BATHROOM

6'3" x 6'11" (1.91 x 2.11)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B £1,696.27

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing

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 conveyance 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.

Anti-Money Laundering

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

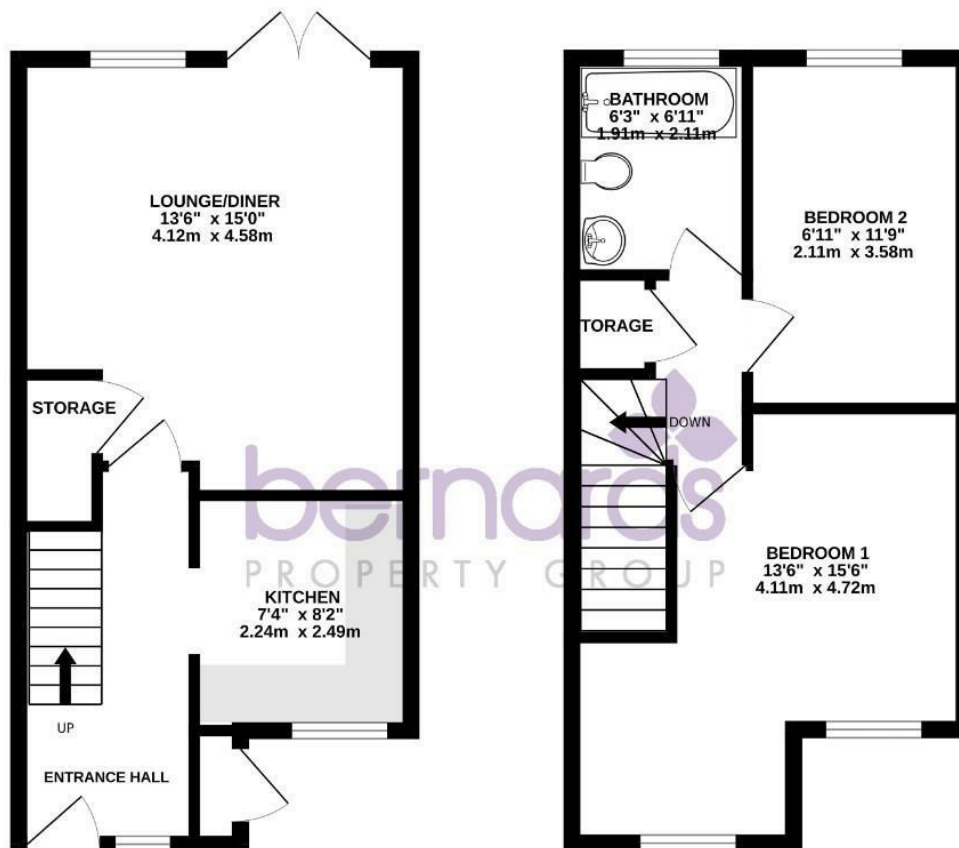


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



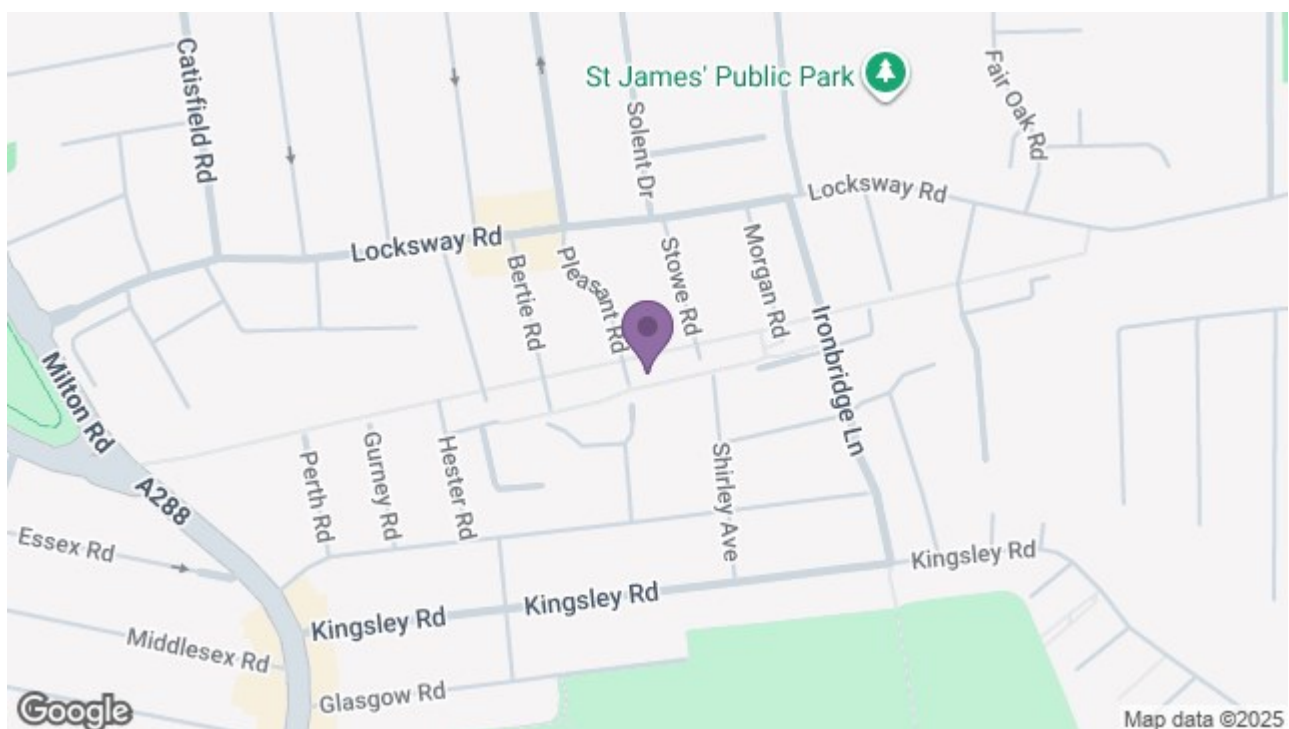
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.6 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 is given to their operability or efficiency can be given.
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

