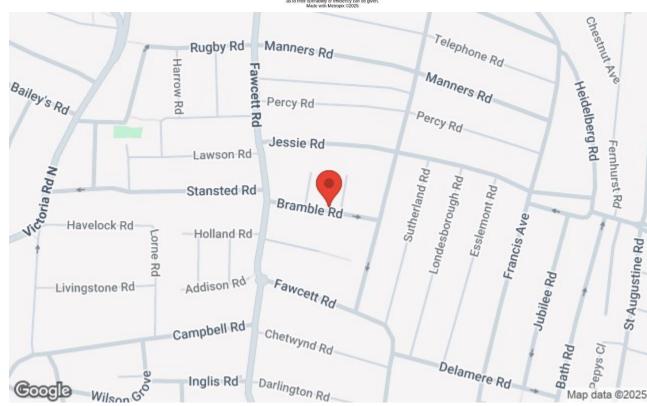


TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx



8 Clarendon Road, Southsea, Hampshire, PO5 2EE t: 02392 864 974









# **HIGHLIGHTS**

- TERRACED HOUSE
- 3 BEDROOMS
- 2 RECEPTION AREAS
- 4 PIECE BATHROOM
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- SHORT DISTANCE TO STATION
- **CLOSE TO AMENITIES**
- REAR GARDEN
- CALL TO VIEW

### \*\* SMART TERRACED HOUSE IDEAL FOR FIRST TIME BUYER IN **CONVENIENT LOCATION \*\***

We are pleased to bring to market this terraced house in Bramble Road, tucked just off Fawcett Road and offering great access to the station and central areas.

The accommodation comprises two reception areas on the ground floor, ideal for a lounge and dining areas as you wish. The kitchen sits near the rear of the property giving access to the garden with a large 4

piece bathroom suite also on hand. The first floor has 3 generous bedrooms, ideally if you have little ones or need a work from home space

This is a great opportunity for a First Time Buyer or young family looking for a good size home to grow into over time. Please call us to arrange an internal viewing.

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





## PROPERTY INFORMATION

**GROUND FLOOR** 

**LOUNGE AREA** 10'1" x 11'0" (3.07m" x 3.35m")

**DINING AREA** 10'1" x 11'0" (3.07m" x 3.35m")

**KITCHEN** 10'11" x 8'5" (3.33m" x 2.57m")

**BATHROOM** 9'0" x 8'6" (2.74m" x 2.59m")

FIRST FLOOR

BEDROOM 1 13'2" x 11'0 (4.01m" x 3.35m)

BEDROOM 2 10'11" x 10'1" (3.33m" x 3.07m")

BEDROOM 3 10'5" x 8'5" (3.18m" x 2.57m")

## ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete antimoney laundering checks. The AML check should be completed in book an AML check if you would like to make an offer on this further details. property. Please note the AML BERNARDS MORTGAGE & check includes taking a copy of the PROTECTION two forms of identification for each We have a team of advisors required. Please note we cannot AML check being completed

#### COUNCIL TAX BAND B BAND B

#### OFFER CHECK PROCEDURE -

If you are considering making an are buying and selling through. offer for this or any other property we are marketing, please make If you're looking for advice on to enable us to verify your buying Thank you.

**PROPERTY TENURE** Freehold

**England & Wales** 





#### **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 branch. Please call the office to personable service. Please ask a member of our sales team for

purchaser. A proof of address and covering all our offices, offering a proof of name document is comprehensive range of mortgages from across the market put forward an offer without the 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

early contact with your local office borrowing power, what interest rates you are eligible for, position. Our Sellers expect us to submitting an agreement in report on a Buyer's proceedability principle, placing the full whenever we submit an offer. mortgage application, and ways to protect your health, home, and income, look no further!



















