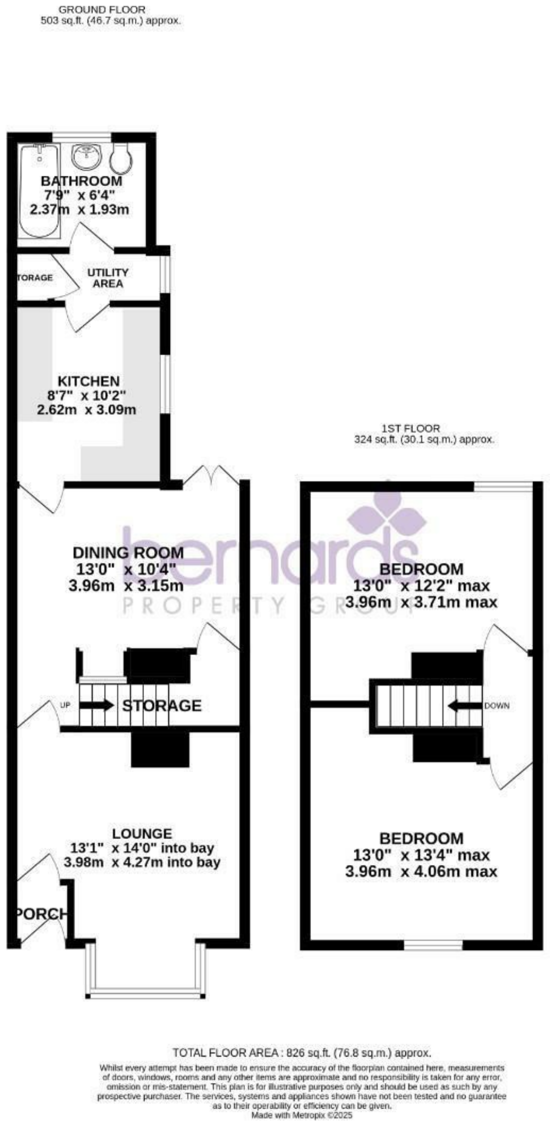
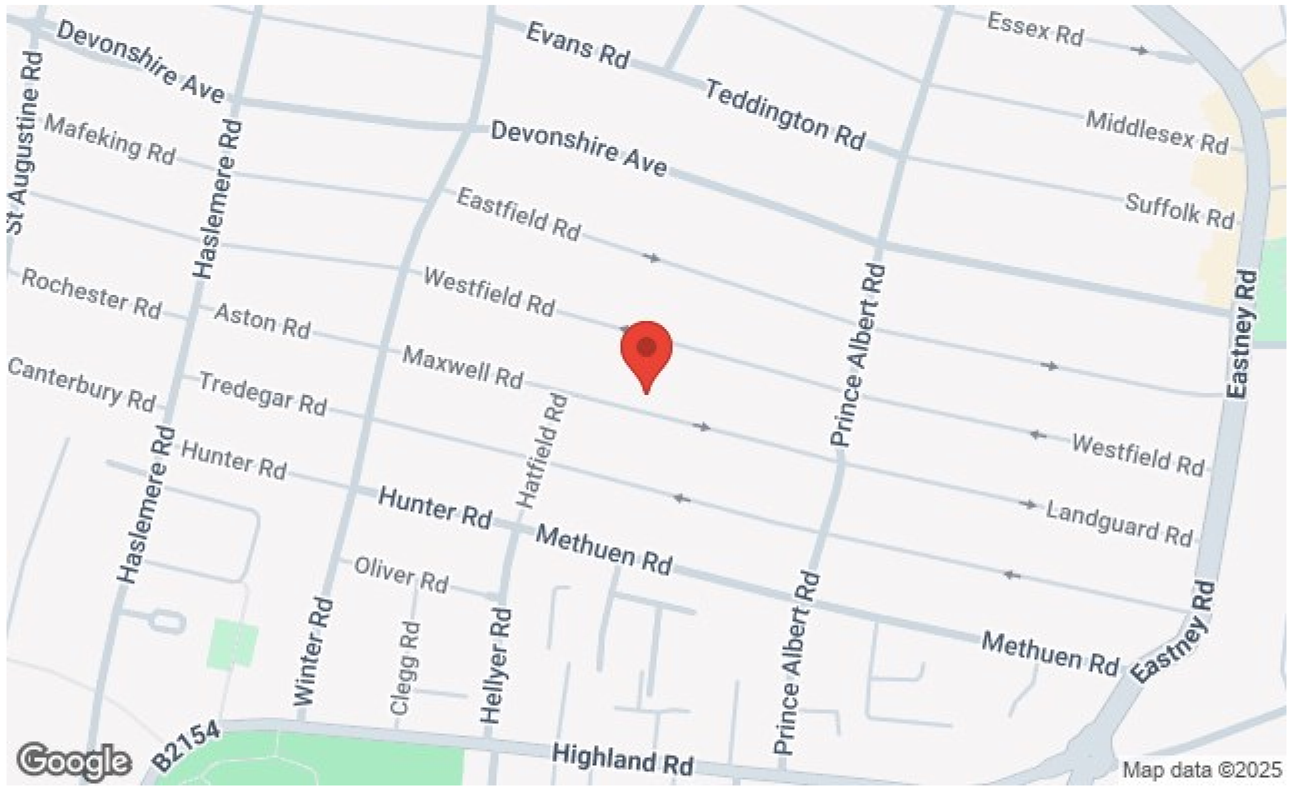




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£250,000

Landguard Road, Southsea PO4 9DU

bernards
THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- TERRACED HOUSE
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- BAY AND FORECOURT
- GROUND FLOOR BATHROOM
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT
- POPULAR LOCATION
- NO ONWARD CHAIN
- CALL TO VIEW

** CHAIN FREE TERRACED HOUSE OFFERED IN POPULAR LOCATION **

We are delighted to offer for sale this terraced house in Landguard Road which would make an ideal FIRST TIME BUY or INVESTMENT.

With two reception rooms, a well equipped kitchen two double bedrooms and a ground floor bathroom, this home has everything you need to get on the ladder or make a great buy to let.

The location is very popular with both owners and investors and gives great access back into central Southsea, the seafront and Eastney. With NO ONWARD CHAIN, please call us today to view

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

PROPERTY INFORMATION

LOUNGE
13'1" x 14'0" (3.99m" x 4.27m")

DINING ROOM
13'0" x 10'4" (3.96m" x 3.15m")

KITCHEN
10'2" x 8'7" (3.10m" x 2.62m")

UTILITY AREA

BATHROOM
7'9" x 6'4" (2.36m" x 1.93m")

BEDROOM 1
13'0" x 13'4" (3.96m" x 4.06m")

BEDROOM 2
13'0" x 12'2" (3.96m" x 3.71m")

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
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.

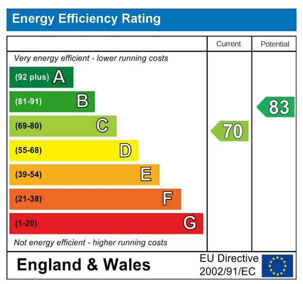
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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!

PROPERTY TENURE
Freehold



Scan here to see all our properties for sale and rent

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