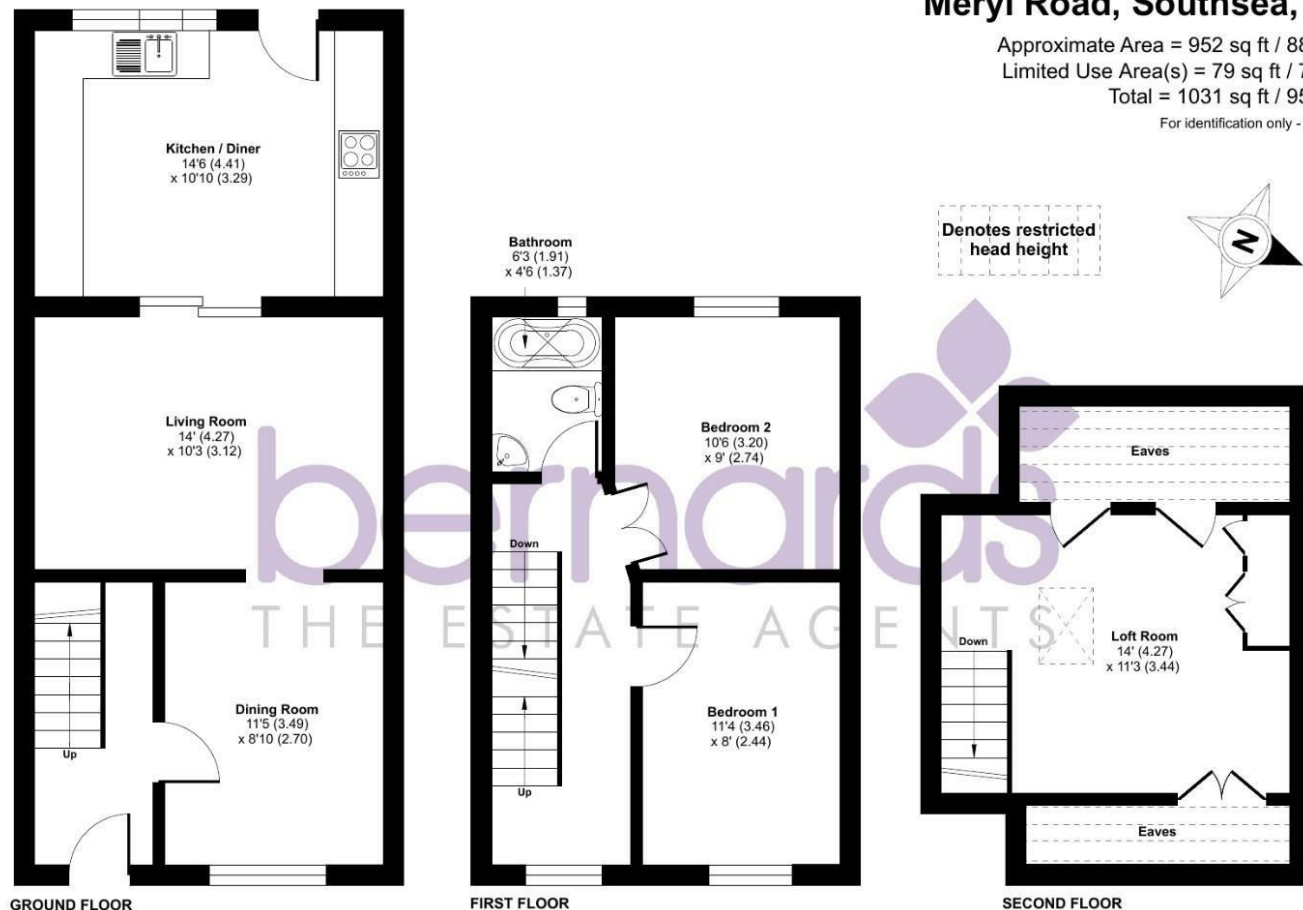




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278286



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



£260,000

Meryl Road, Southsea PO4 8LX

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ FURTHER LOFT ROOM
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN LIVING SPACE
- ❖ CHAIN FREE
- ❖ WELL APPOINTED KITCHEN
- ❖ TIERED GARDEN
- ❖ CUL-DE-SAC
- ❖ IDEAL FIRST TIME BUY

**** IMPRESSIVE TERRACED HOUSE IN MILTON WITH LOFT ROOM ****

We are delighted to bring to market this well appointed terraced house in popular Meryl Road offered chain free. This superb home would be ideal for a **FIRST TIME BUYER** or someone taking the next step up the property ladder.

As you step inside you are greeted by an open plan arrangement with a dining area and lounge space connecting together. This spills into a large bright kitchen overlooking a tiered rear garden, slightly larger than the average for the area. This is a really sociable layout, ideal if you often

have friends or family round.

On the first floor you will find two bedrooms and a well equipped family bathroom. The loft space has also been converted offering further space to use as you see fit, currently being used a further bedroom space.

The location is really popular with it being close to schools, parks, great access into Southsea and good routes out of town. This is sure to appeal to many so please contact us as soon as you can.

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



PROPERTY INFORMATION

DINING ROOM
11'5" x 8'10" (3.48m" x 2.69m")

LIVING ROOM
14'0" x 10'3" (4.27m" x 3.12m")

KITCHEN
14'6" x 10'10" (4.42m" x 3.30m")

BEDROOM 1
11'4" x 8'0" (3.45m" x 2.44m")

BEDROOM 2
10'6" x 9'0" (3.20m" x 2.74m")

BATHROOM
6'3" x 4'6" (1.91m" x 1.37m")

LOFT ROOM
14'0" x 11'3" max (4.27m" x 3.43m" max)

GARDEN
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.

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!



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		
England & Wales		



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