

£225,000

Trevor Road, Southsea PO4 0LW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ OPEN PLAN RECEPTION
- ❖ WELL EQUIPPED KITCHEN
- ❖ GROUND FLOOR BATHROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ COURTYARD GARDEN
- ❖ NO ONWARD CHAIN
- ❖ CALL TO VIEW

**** SMART TERRACED HOUSE JUST MOMENTS FROM ALBERT ROAD ****

We are delighted to bring to market this well presented terraced house, centrally located in Trevor Road. Offered CHAIN FREE, this property has operated as a great rental investment in recent times and is now available for another investor or FIRST TIME BUYER to get on the property ladder.

The accommodation comprises a generous open plan reception space that

leads into a well equipped kitchen. A bathroom is positioned at the rear of the ground floor layout with two bedrooms occupying the first floor. A small courtyard garden completes the accommodation on offer.

The location is hugely convenient with it being just a few moments from Albert Road and central areas as well as a short distance to both the seafront and train station if needed for commuting. This is a great opportunity that should be explored as soon as possible.

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





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PROPERTY INFORMATION

LOUNGE / DINER
19'3" x 12'5" (5.87m" x 3.78m")

KITCHEN
8'4" x 8'2" (2.54m" x 2.49m")

BATHROOM
8'3" x 4'10" (2.51m" x 1.47m")

BEDROOM 1
12'5" x 9'5" (3.78m" x 2.87m")

BEDROOM 2
10'2" x 9'2" (3.10m" x 2.79m")

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.

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.

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		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



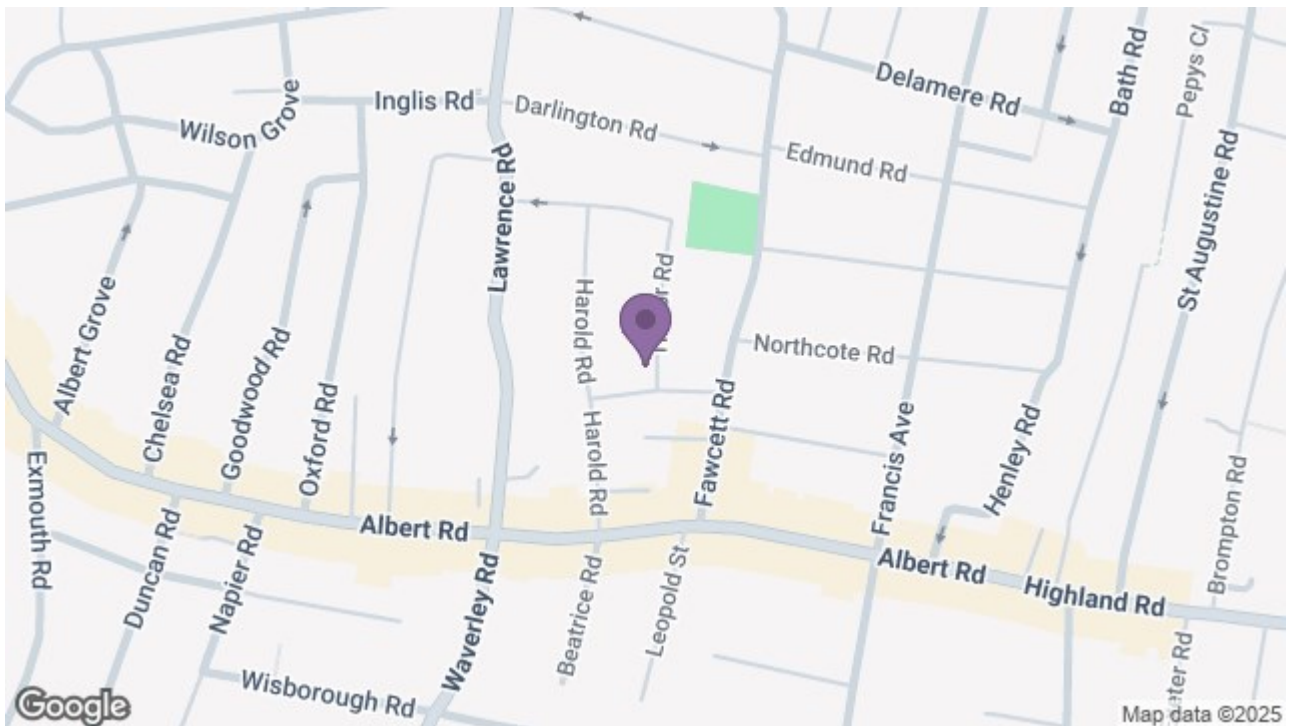
GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
239 sq.ft. (22.2 sq.m.) approx.

TOTAL FLOOR AREA : 587 sq.ft. (54.5 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 as to their operability or efficiency can be given.
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