

Offers In Excess Of £270,000

Methuen Road, Southsea PO4 9HQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ CHAIN FREE
- ❖ RECENTLY UPDATED
- ❖ SOUTH FACING GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ POPULAR LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ CALL TO VIEW

****RECENTLY RENOVATED THREE BEDROOM TERRACED HOUSE OFFERED CHAIN FREE****

We are delighted to bring to market this 3 bedroom house in southsea. The property has undergone some recent refurbishment works leaving it ready to move in with nothing left to do.

There are two separate living areas, the second leading onto a galley kitchen with new integrated dishwasher and fridge /freezer, as well as an AEG oven and

induction hob.

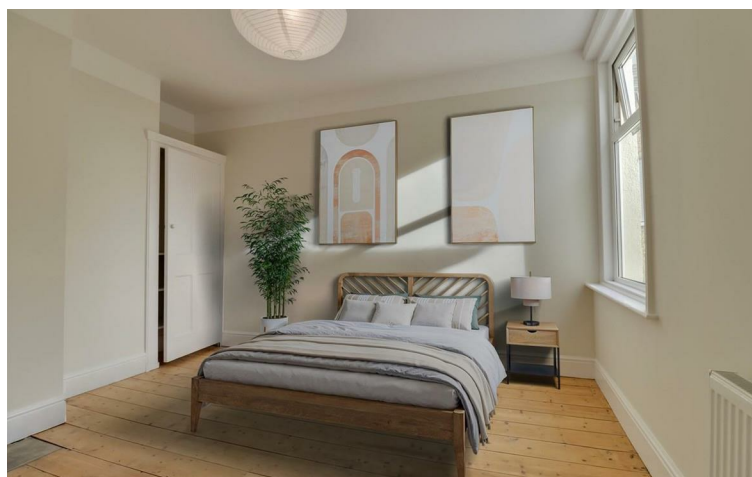
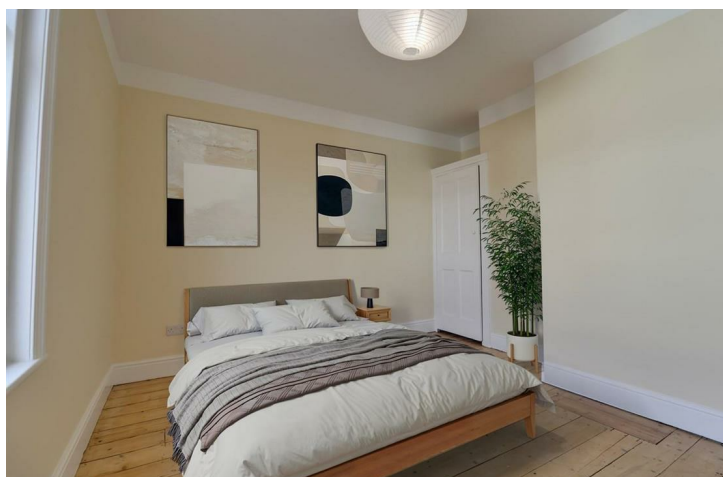
Two of the three bedrooms have the flooring stripped and treated , the smallest is carpet.

The roof was stripped felt and battened and retiled 2 years ago, the boiler is two years old and recently serviced, the electrics have an updated consumer unit and a new 5 year certificate.

There is a courtyard garden to the rear.

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





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PROPERTY INFORMATION

Lounge
10'11" x 9'7" (3.33 x 2.93)

Dining Room
12'8" x 11'10" (3.87 x 3.63)

Kitchen
9'3" x 8'0" (2.82 x 2.46)

Bathroom
7'3" x 5'7" (2.21 x 1.71)

Bedroom one
12'7" x 10'11" (3.84 x 3.33)

Bedroom two
11'10" x 10'1" (3.63 x 3.08)

Bedroom three
8'8" x 8'2" (2.65 x 2.51)

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

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

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.



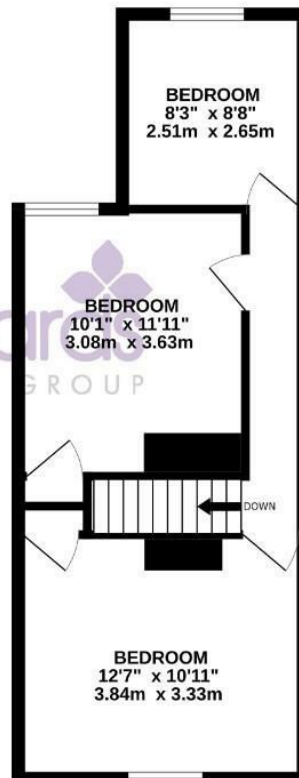
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

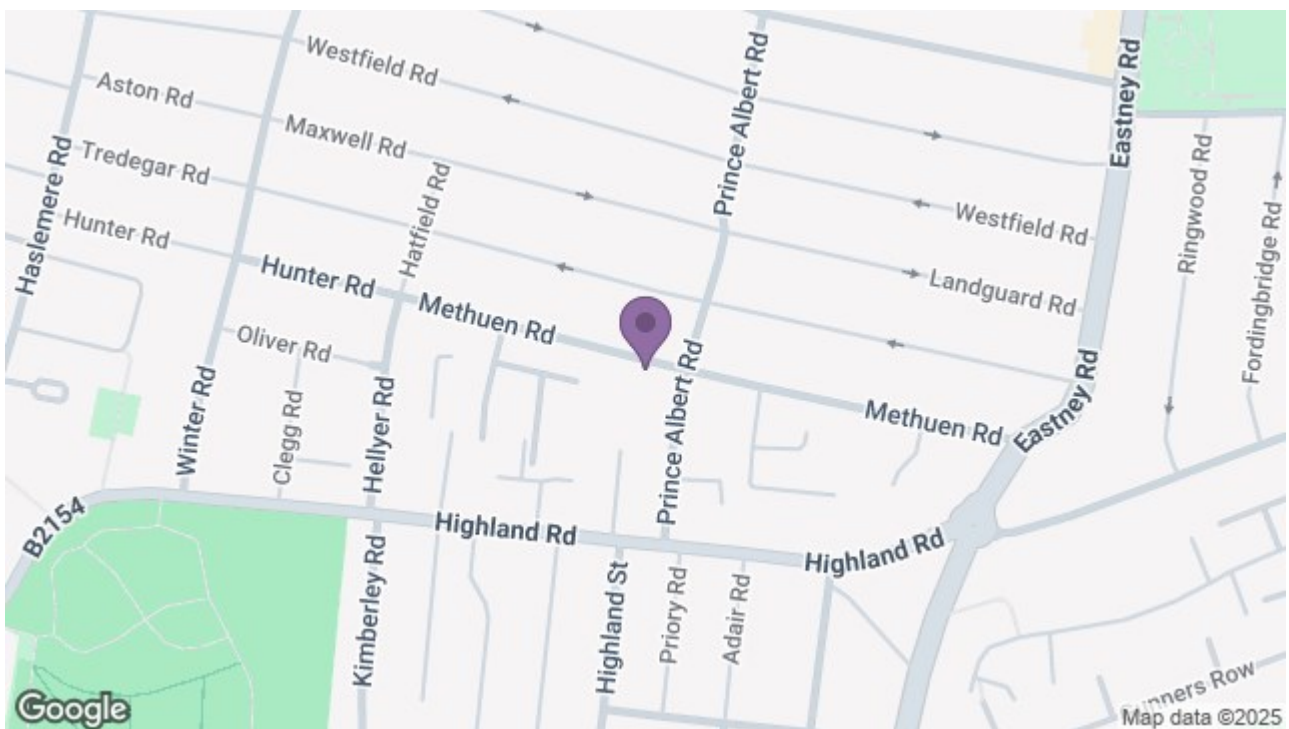


1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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 as to their operability or efficiency can be given.
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