

£260,000

Percy Road, Southsea PO4 0BL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ EXTENDED KITCHEN
- ❖ OPEN PLAN AT REAR
- ❖ LEAN TO / UTILITY
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ CALL TO VIEW

**** END OF TERRACED HOUSE WITH
SIDE ACCESS AND NO ONWARD
CHAIN ****

We are delighted to offer for sale this great home in Percy Road. Offered CHAIN FREE, the property is an ideal FIRST TIME BUY or INVESTMENT and offers a swift opportunity for the next lucky owner.

Once inside you will find a formal lounge at the front of the building with the real heart of the home being

the open plan kitchen / dining area at the rear. An additional lean to / utility space offers more options with an outside WC also on hand. On the first floor you will find two bedrooms and a family bathroom.

The location is very popular with owners and investors with great proximity to the station, central areas, seafront and schools. A great opportunity that must be viewed at the earliest opportunity.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

10'0" x 13'10" max (3.05m" x 4.22m" max)

DINING AREA

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

KITCHEN

15'5" x 7'5" (4.70m" x 2.26m")

LEAN TO

11'7" x 5'6" (3.53m" x 1.68m")

FIRST FLOOR

BEDROOM 1

13'3" x 11'8" (4.04m" x 3.56m")

BEDROOM 2

11'0" x 9'6" (3.35m" x 2.90m")

BATHROOM

6'7" x 5'7" (2.01m" x 1.70m")

OUTSIDE WC

REAR 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.

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	

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.

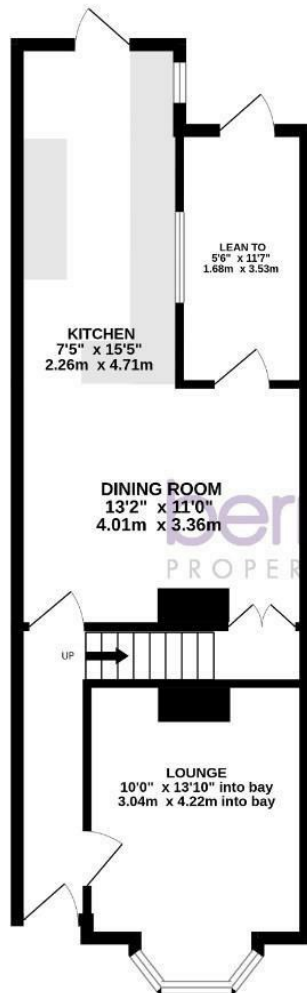
Bernards Mortgage & Protection

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.

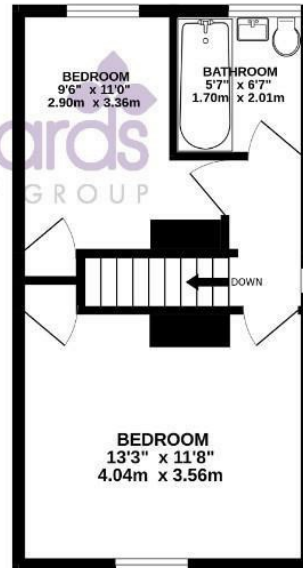
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

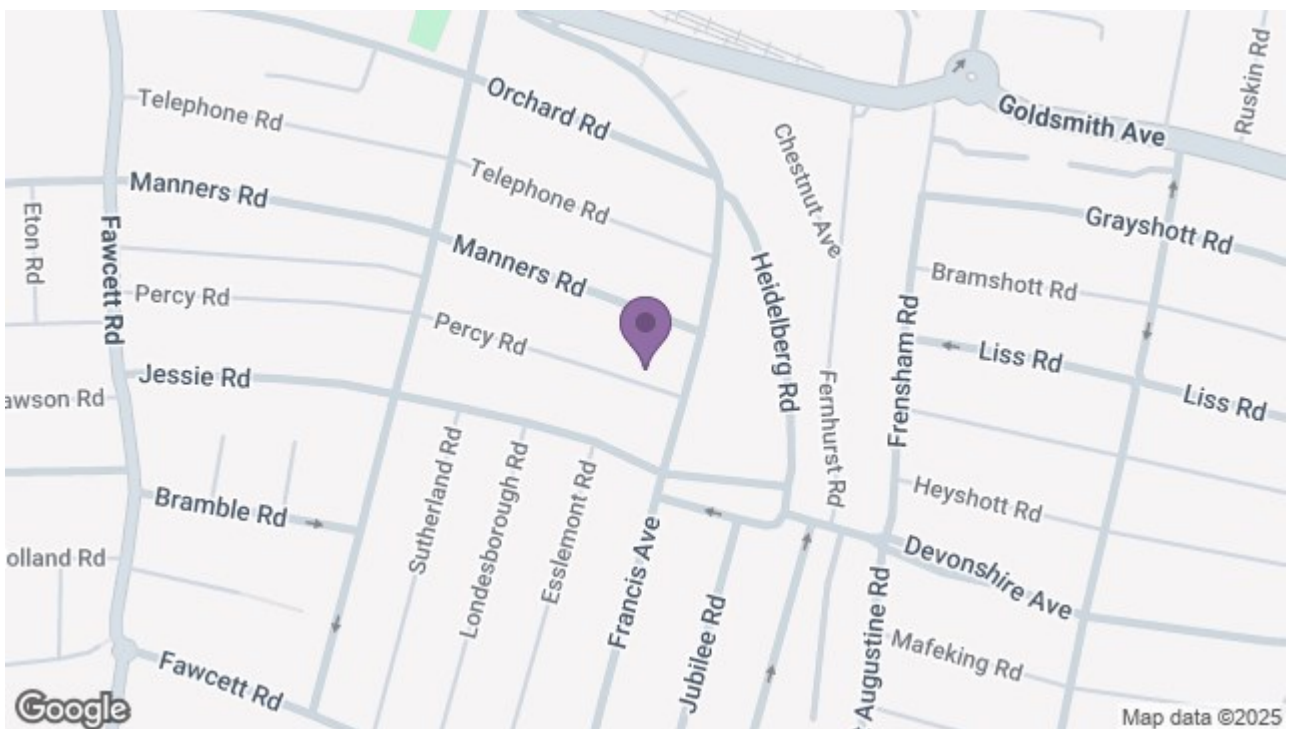


1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 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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