

£250,000

Alverstone Road, Southsea PO4 8RR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 3 BEDROOM HOUSE
- ❖ IDEAL FAMILY HOME
- ❖ NO ONWARD CHAIN
- ❖ DOWNSTAIRS WC
- ❖ 3 RECEPTION ROOMS
- ❖ GENEROUS GARDEN
- ❖ OPPORTUNITY TO MODERNISE
- ❖ FIRST FLOOR BATHROOM
- ❖ GREAT FIRST TIME BUY
- ❖ CALL TO VIEW

**** GOOD SIZE HOUSE IN CONVENIENT LOCATION OFFERED CHAIN FREE ****

We are excited to bring to market this family home in Alverstone Road. Offered CHAIN FREE, the property has operated as a successful rental property for many years and now offers the next lucky owner a chance to create their perfect abode by modernising as they wish.

The accommodation is bigger than expected. There are 3 reception rooms on the ground floor, giving you flexibility in how you set up the living space and if you

need a work from home area. Two of the receptions are connected enabling a large through lounge diner if you wish. A kitchen and utility space with WC offer additional space.

On the first floor you will find 3 double bedrooms and family bathroom. Outside the property has a generous rear garden to be enjoyed throughout the year. The location is popular with great access in and out of town via the Eastern Road, a retail park on your doorstep and a short distance south towards the seafront. A great opportunity that should be viewed as soon as possible

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





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PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM 1
12'11" x 14'4" (3.94m" x 4.37m")

RECEPTION ROOM 2
13'6" x 10'0" (4.11m" x 3.05m")

RECEPTION ROOM 3
14'1" x 8'8" (4.29m" x 2.64m")

KITCHEN
13'0" x 7'8" (3.96m" x 2.34m")

UTILITY ROOM & WC
6'9" x 5'9" (2.06m" x 1.75m")

FIRST FLOOR

BEDROOM 1
12'11" x 12'0" (3.94m" x 3.66m")

BEDROOM 2
14'1" x 8'8" (4.29m" x 2.64m")

BEDROOM 3
11'0" x 10'0" (3.35m" x 3.05m")

BATHROOM
5'9" x 5'9" (1.75m" x 1.75m")

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
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

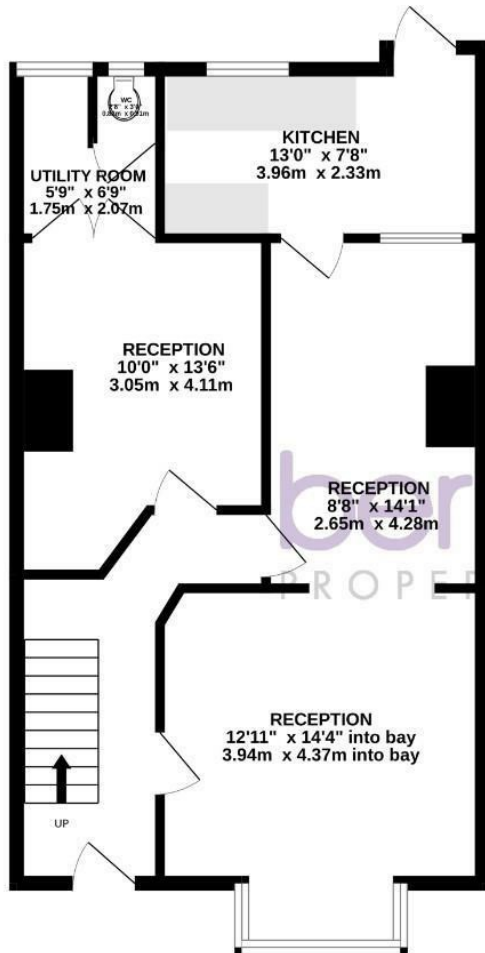
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



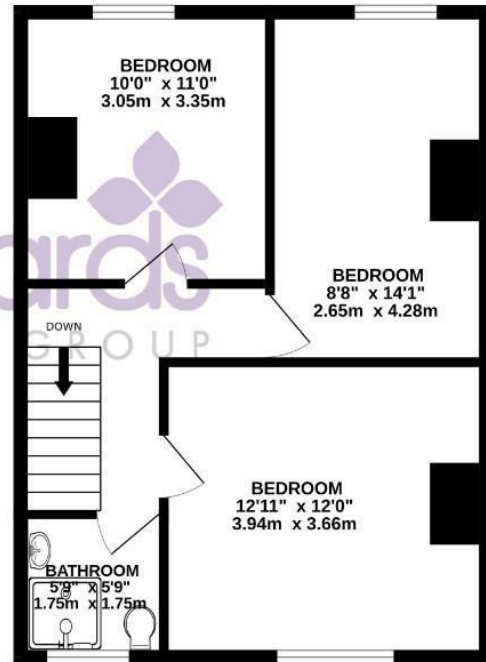
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

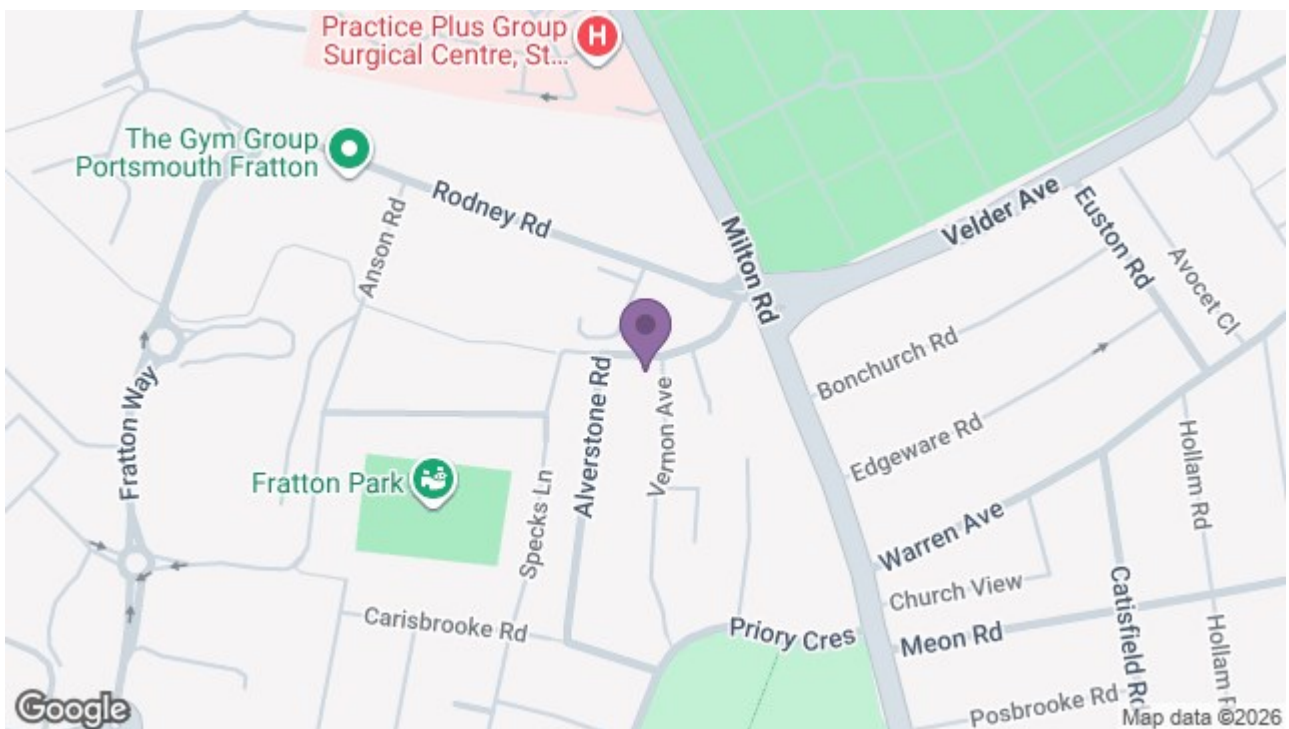


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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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