

£290,000

Britannia Road, Hampshire PO5  
1SN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ WEST FACING GARDEN
- ❖ THREE BEDROOMS
- ❖ HUGE POTENTIAL
- ❖ OPEN PLAN KITCHEN/ DINER
- ❖ CURRENTLY FOUR-BED HMO
- ❖ INVESTMENT OPPORTUNITY
- ❖ CENTRAL SOUTHSEA
- ❖ CALL TO VIEW

**\*\* 4 BEDROOM INVESTMENT PROPERTY  
OFFERED CHAIN FREE AND IN A PRIME  
LOCATION \*\***

We are delighted to bring to market this deceptively large chain free house in Britannia Road. The home has been a superb rental property for many years and currently achieves £22,200 gross per annum with utility bills included, operating as a fully licenced HMO.

The ground floor holds a large living room at the front of the property, with the first bedroom in the middle of the property. This

follows through to the sizeable kitchen with additional dining area. A low maintenance rear garden completes the ground floor. Three further generous double bedrooms can be found upstairs with a separate w/c and on the top floor there is a three piece bathroom.

The location is hugely popular with it being centrally located and offering good links to the station, university and all Portsmouth & Southsea has to offer. With it being offered chain free, this is a great opportunity that can't be turned away and we urge a viewing a the earliest opportunity.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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!

## Council Tax Band C

### 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.

## LOUNGE

12'2" x 15'4" (3.73 x 4.68)

## KITCHEN

9'10" x 19'3" (3.02 x 5.89)

## BEDROOM ONE

9'10" x 12'0" (3.02 x 3.67)

## BEDROOM TWO

15'7" x 13'1" (4.75 x 3.99)

## BEDROOM THREE

9'10" x 12'0" (3.02 x 3.68)

## BEDROOM FOUR

9'8" x 8'7" (2.95 x 2.62)

## W/C

## BATHROOM

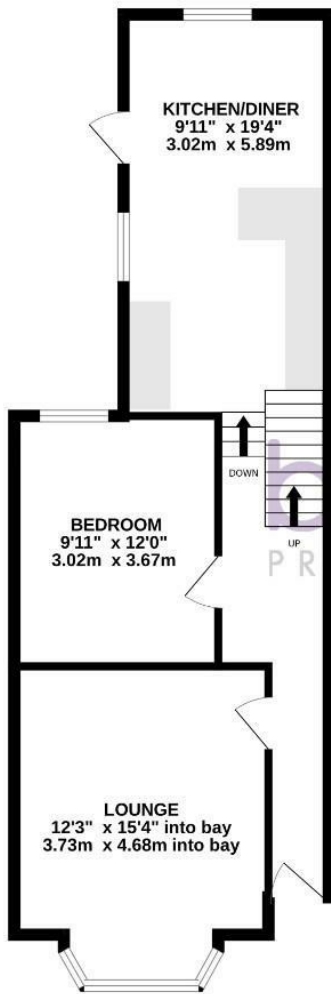
9'8" x 8'7" (2.95 x 2.62)



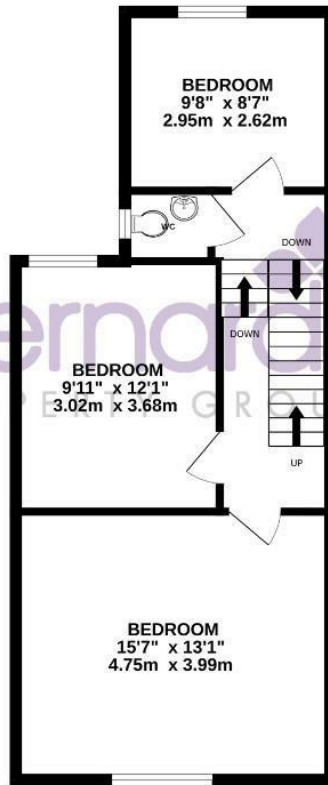
| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 50                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC | 74        |



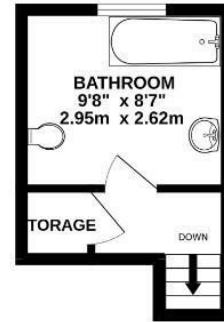
GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



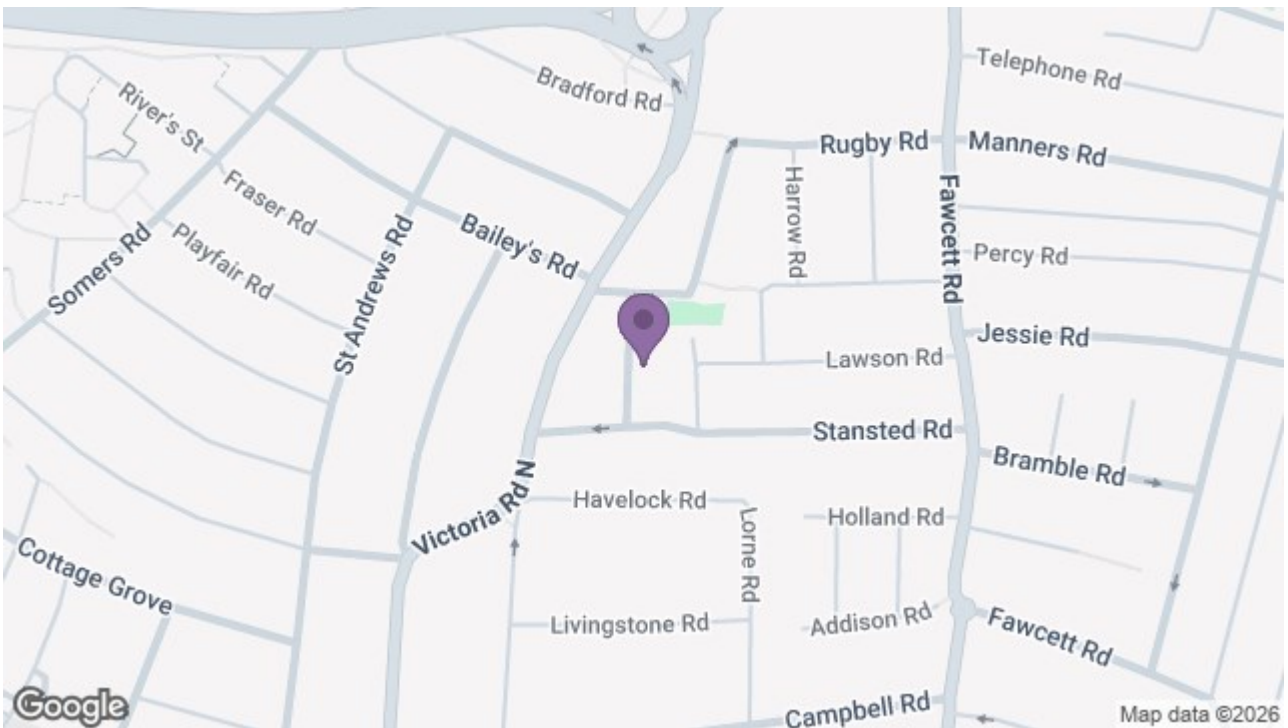
2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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