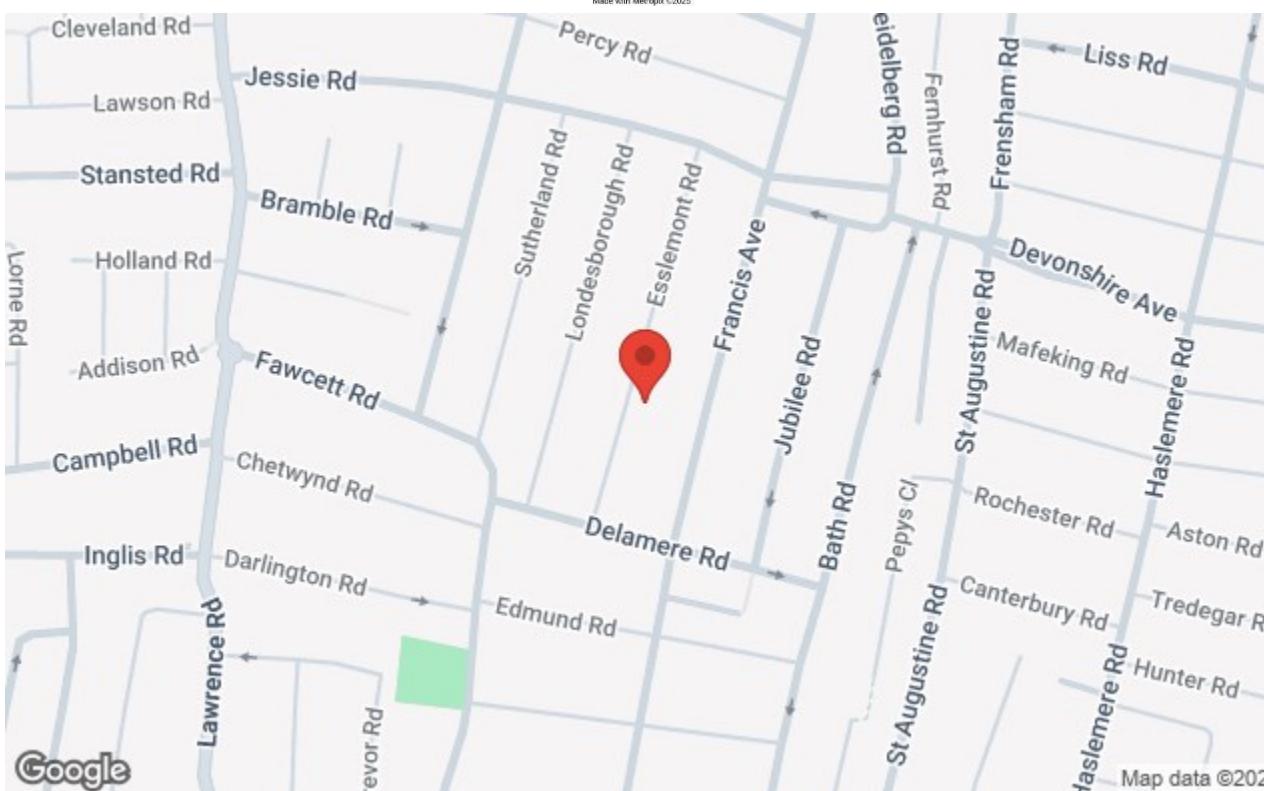


TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance only and should be used as such by any prospective purchaser. The heating, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£210,000

FOR  
SALE

Esslemont Road, Southsea PO4 0ET

bernards  
THE ESTATE AGENTS



2



1



2

## HIGHLIGHTS

- TERRACED HOUSE
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- NO ONWARD CHAIN
- GREAT FIRST TIME BUY
- IDEAL INVESTMENT
- POPULAR LOCATION
- CHANCE TO ADD OWN STAMP
- CALL TO VIEW

\*\* CHAIN FREE TERRACED HOUSE  
IDEAL FOR FIRST TIME BUY OR  
INVESTMENT \*\*

We are delighted to offer for sale this well appointed home in Esslemont Road. Offered chain free, this house is ideal for a FIRST TIME BUYER or INVESTOR to secure and add their own stamp as they wish.

The accommodation is the traditional layout for the area with two separate reception rooms, offering a lounge and dining area

as you see fit. The bright kitchen sits at the rear with a ground floor bathroom at the back of the property. Two double bedrooms can be found on the first floor.

The location is extremely convenient with it being central to Southsea and Portsmouth as well as being a short distance from the train station and Albert Road. A great opportunity that is sure to attract early interest

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## LOUNGE

9'10" x 8'9" (3.00m" x 2.67m")

## DINING ROOM

11'11" x 11'9" (3.63m" x 3.58m")

## KITCHEN

8'8" x 7'6" (2.64m" x 2.29m")

## BATHROOM

7'6" x 7'3" (2.29m" x 2.21m")

## BEDROOM 1

11'8" x 11'8" (3.56m" x 3.56m")

## BEDROOM 2

11'8" x 9'10" (3.56m" x 3.00m")

## 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.

## 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

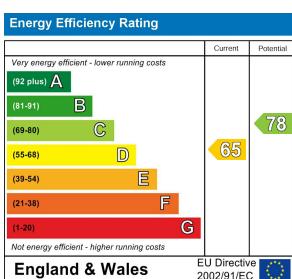
Freehold

## 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.



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