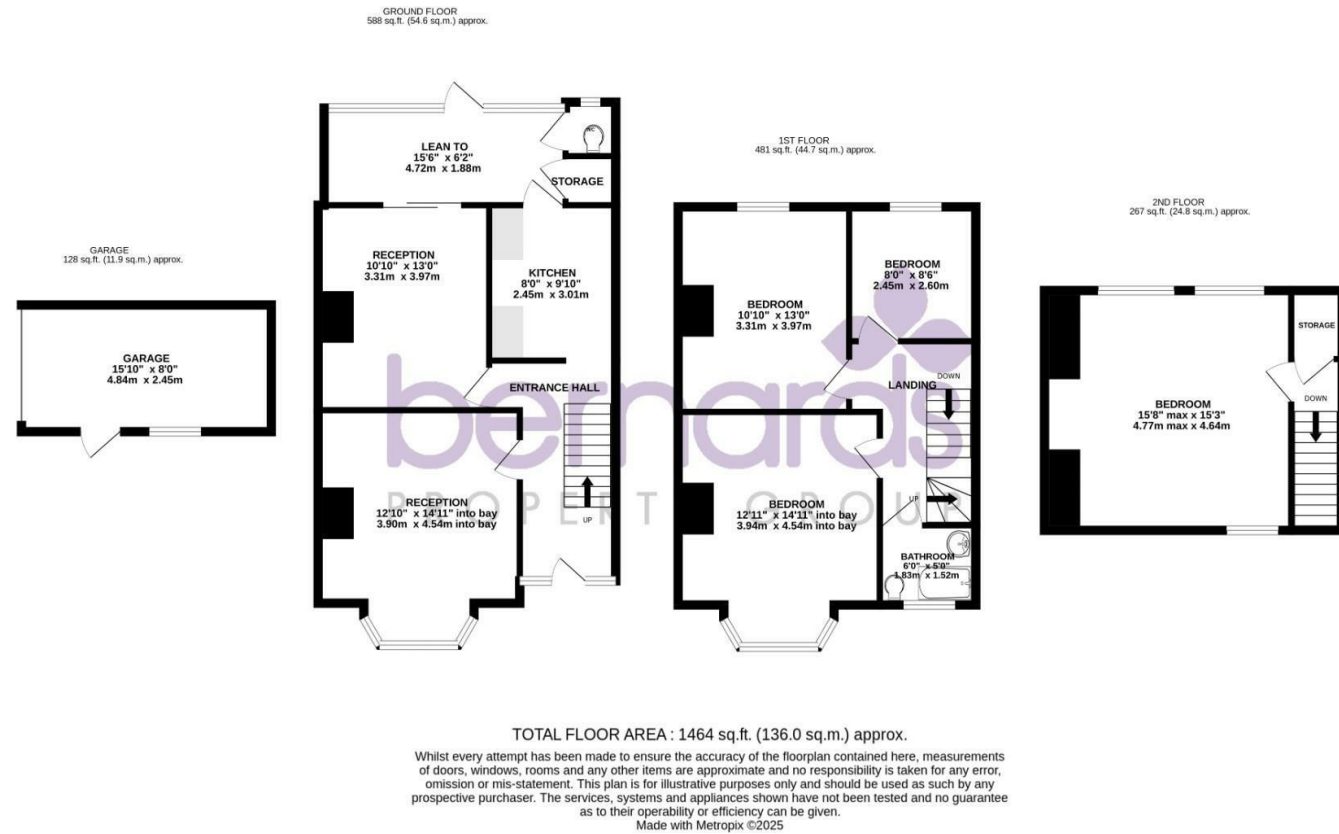




By Auction £260,000

Stride Avenue, Portsmouth PO3 6HW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ IN NEED OF MODERNISATION
- ❖ GREAT LOCATION
- ❖ WALKING DISTANCE TO BAFFINS POND
- ❖ BUYERS FEE APPLIES
- ❖ SUBJECT TO RESERVE PRICE
- ❖ T&C'S APPLY
- ❖ NO FORWARD CHAIN
- SOUTH FACING GARDEN

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

Stride Avenue in the vibrant city of Portsmouth, this charming end-terrace house presents an excellent opportunity for families or investors alike. Boasting four bedrooms, this semi-detached property offers ample space for comfortable living.

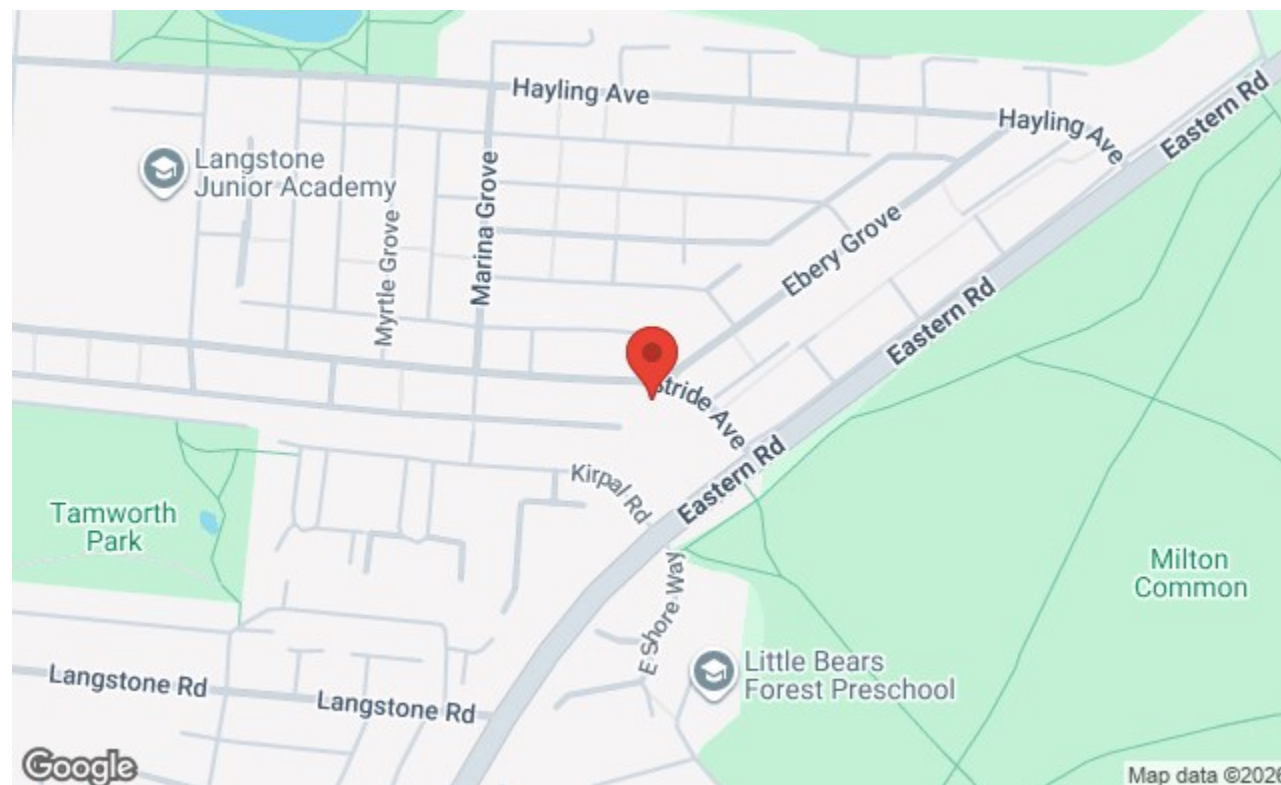
Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying family time. The ground floor also features a well-appointed kitchen and a delightful conservatory, which provides a lovely space to relax and enjoy the views of the south-facing garden. Additionally, a convenient downstairs W.C adds to the practicality of the layout.

As you ascend to the first floor, you will find two

generously sized double bedrooms, alongside a single room that can serve as a child's bedroom or a study. The family bathroom, equipped with a three-piece suite, caters to the needs of the household. The top floor boasts an extended fourth bedroom, offering a versatile space that could be transformed into a master suite or a guest room.

The property does require some repairs and modernisation, allowing you to put your personal touch on it and create your dream home. Outside, the south-facing garden provides a sunny retreat, while a single garage offers additional storage or parking options.

This property is ideally located, with easy access to local amenities, schools, and transport links, making it a fantastic choice for those looking to settle in a thriving community. Don't miss the chance to make this house your home.



129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'10" x 12'9" (4.54 x 3.90)

## DINING ROOM

13'0" x 10'10" (3.97 x 3.31)

## KITCHEN

9'10" x 8'0" (3.01 x 2.45)

## LEAN TO

15'5" x 6'2" (4.72 x 1.88)

## W.C

## BEDROOM ONE (LOFT)

15'7" x 15'2" (4.77 x 4.64)

## BEDROOM TWO

14'10" x 12'11" (4.54 x 3.94)

## BEDROOM THREE

13'0" x 10'10" (3.97 x 3.31)

## BEDROOM FOUR

8'6" x 8'0" (2.60 x 2.45)

## BATHROOM

5'0" x 5'0" (1.53 x 1.53)

## GARAGE

15'10" x 8'0" (4.84 x 2.45)

## AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view

upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

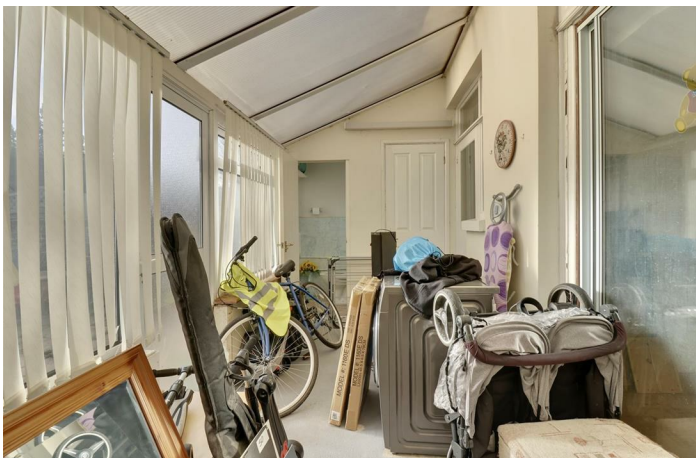
## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C - £1,615.66

## REMOVAL QUOTE

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.



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		
EU Directive 2002/91/EC	63	74
England & Wales		



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