# Auction Guide £135,000

## Queens Road, Portsmouth PO2 7NF

bernards
THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- GROUND FLOOR FLAT
- TWO BEDROOMS
- KITCHEN/BREAKFAST ROOM
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- FANTASTIC POTENTIAL
- PERFECT FOR FIRST TIME BUYERS
- GREAT BUY TO LET INVESTMENT
- T&C's APPLY
- SUBJECT TO RESERVE PRICE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

Offered to the market with no onward chain, this well-proportioned two-bedroom ground floor flat is located on Queens Road, North End and benefits from a private rear garden, generous room sizes, and strong potential throughout.

The accommodation comprises a welcoming entrance area leading to two well-sized bedrooms, a bathroom, and a spacious living room with a bay-style front aspect, creating a bright and comfortable reception space. The layout flows through to a separate kitchen/breakfast room, offering space for informal dining and excellent scope for modernisation or reconfiguration subject to requirements.

Externally, the property enjoys the rare advantage of a private rear garden, ideal for outdoor seating, entertaining, or further landscaping potential.

Additional benefits include newly introduced permit parking, enhancing convenience for residents in the area.

This property will appeal strongly to first-time buyers, investors, and those seeking a project with fantastic potential, with scope to add value in a sought-after residential location close to local amenities, transport links, and Portsmouth city centre.

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# PROPERTY INFORMATION

**ENTRANCE HALL**

**LIVING ROOM**
15'9" x 12'6" (4.81 x 3.82)

**KITCHEN/BREAKFAST ROOM**
11'7" x 10'10" (3.55 x 3.32)

**BEDROOM ONE**
11'11" x 9'10" (3.64 x 3.01)

**BEDROOM TWO**
9'1" x 6'11" (2.77 x 2.13)

**SHOWER ROOM**

**GARDEN**

### Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : A

### Leasehold Information.
Lease Length: 86 Years remaining
Ground Rent: TBC
Service Charge: TBC

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

### Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

### Conveyancing
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 conveyance 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.

### 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.

### Anti-Money Laundering
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

### 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.

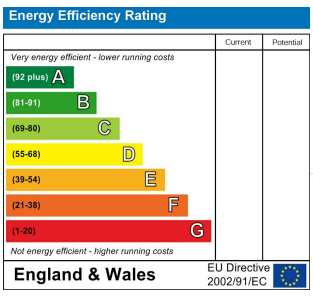
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.

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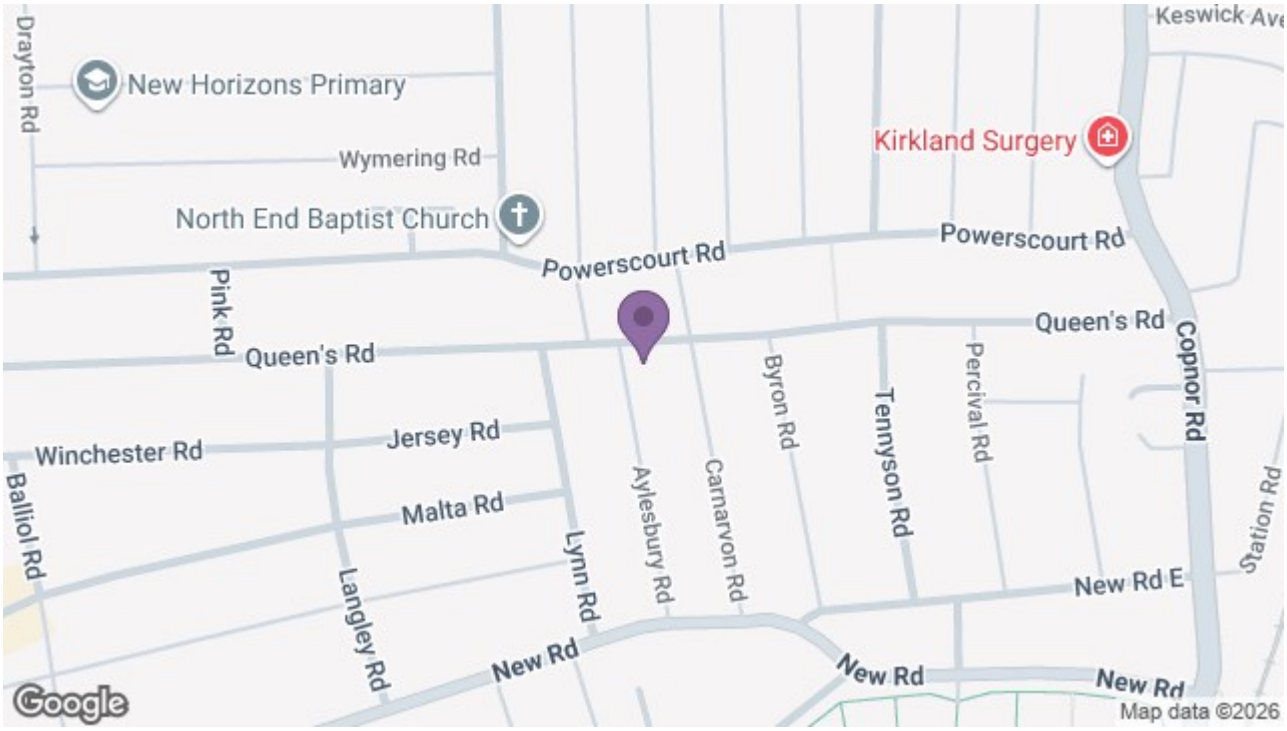
# Queens Road, Portsmouth, PO2

Approximate Area = 584 sq ft / 54.2 sq m

For identification only - Not to scale

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1452714

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