

Offers Over £260,000

Glasgow Road, Southsea PO4 8HR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ THREE BEDROOM
- ◆ TERRACED HOUSE
- ◆ FORECOURT
- ◆ NO CHAIN
- ◆ TWO RECEPTION ROOMS
- ◆ GREAT FIRST TIME BUY
- ◆ MINUTES WALK FROM BRANSBURY PARK
- ◆ SHORT WALK TO SCHOOLS
- ◆ CLOSE TO AMENITIES
- CALL TO VIEW

**\*\*THREE BEDROOM FAMILY HOME OFFERED CHAIN FREE IN SOUGHT AFTER LOCATION\*\***

We are delighted to bring to market this CHAIN FREE three bedroom family home located in a popular part of Eastney on Glasgow Road. Minutes walk from Bransbury Park, schools and local amenities this home is an ideal FIRST TIME BUY.

The property comprises two good size reception rooms, kitchen with an

additional downstairs W/C and a low maintenance rear garden. Upstairs you have two large double bedrooms and a comfortable single room. The upstairs family bathroom rounds off the accomodation.

The home offers any new owners a great platform but also the chance to really put their own stamp on the home and build a beautiful family space. The location is ever so popular with it having the park on the door step, good schools and a short distance to the seafront to enjoy.

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

9'10" x 12'7" (3.00 x 3.86)

## Reception

13'1" x 10'3" (4.00 x 3.14)

## Kitchen

8'7" x 9'11" (2.62 x 3.03)

## W/C

## Bedroom One

12'11" x 12'11" (3.94 x 3.94)

## Bedroom Two

10'2" x 10'3" (3.12 x 3.14)

## Bedroom Three

8'7" x 7'8" (2.63 x 2.34)

## Bathroom

8'7" x 7'8" (2.63 x 2.34)

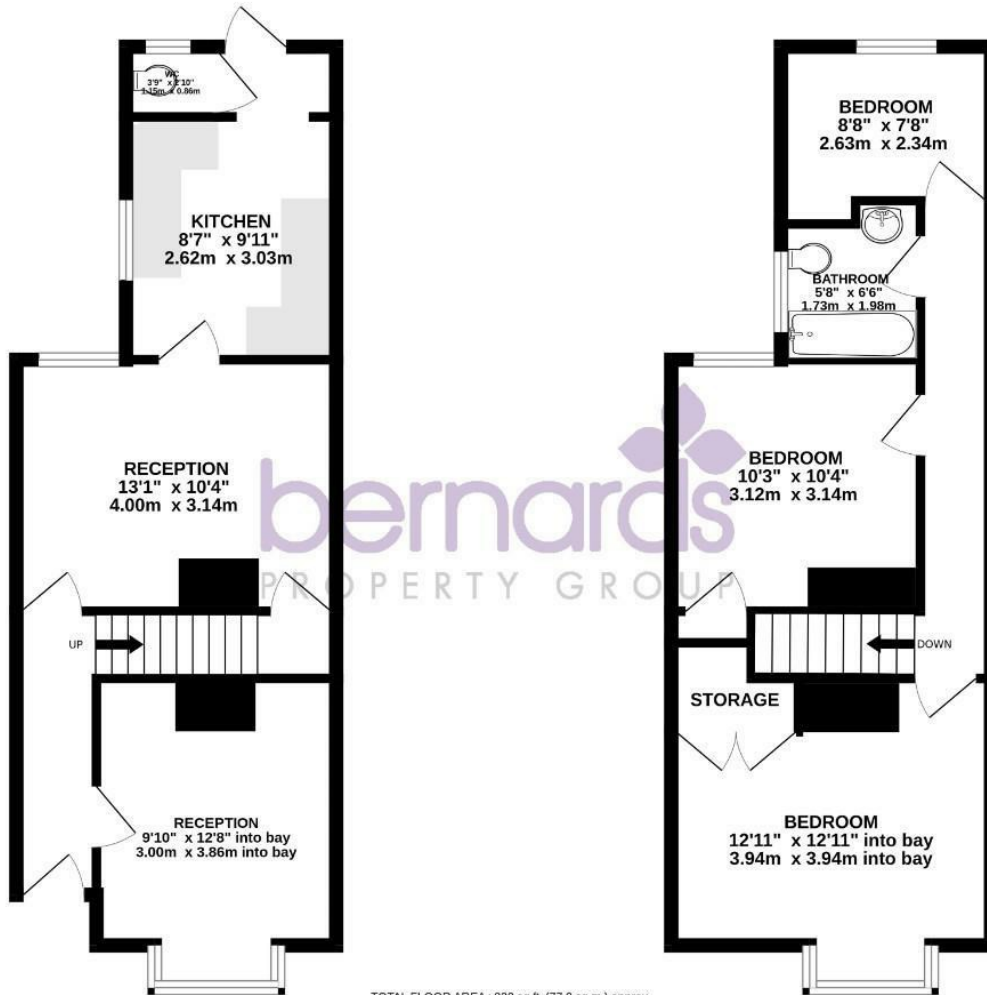


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



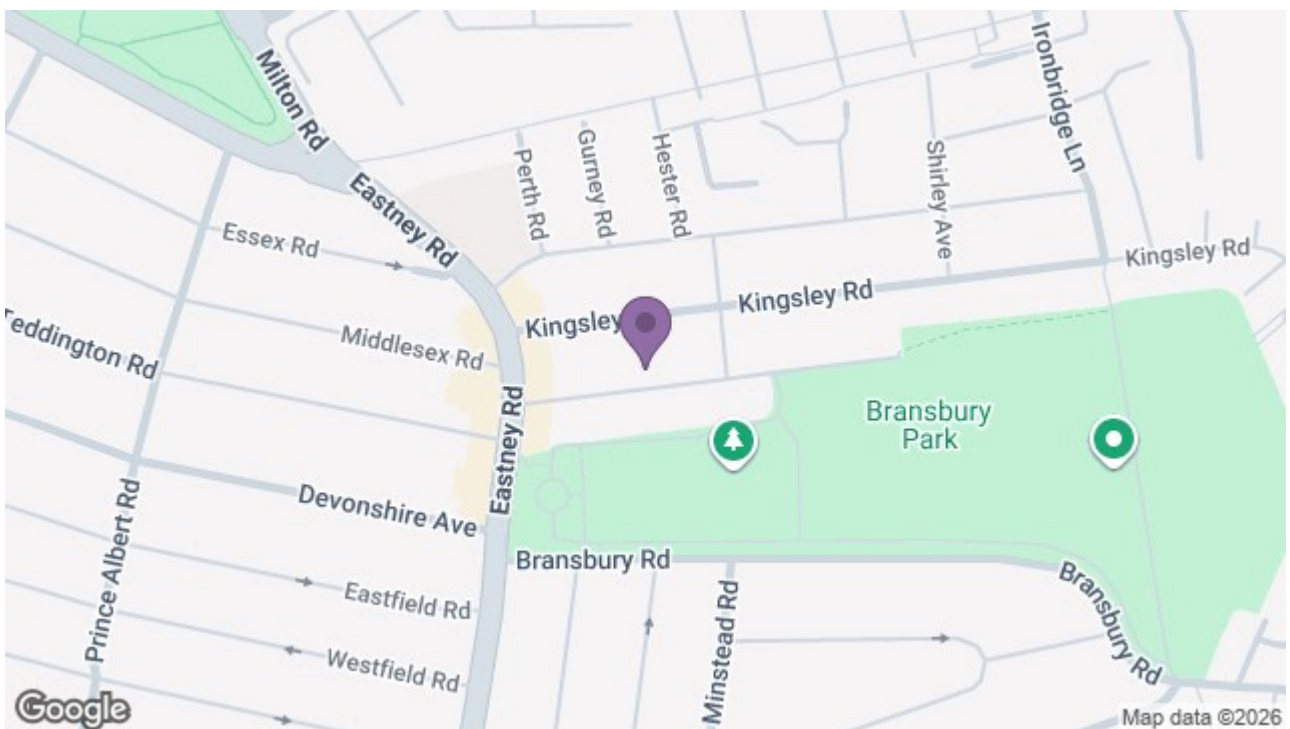
GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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