£220,000

Lawson Road, Southsea PO5 1SD

bernards
THE ESTATE AGENTS

2 1 2



HIGHLIGHTS

- 2/3 BEDROOM HOUSE
- OFFERED CHAIN FREE
- 1/2 RECEPTION ROOMS
- HMO LICENCED
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- GROUND FLOOR BATHROOM
- CLOSE TO STATION
- DOUBLE BEDROOMS
- CALL TO VIEW

** INVESTMENT OR FIRST TIME BUYER OPPORTUNITY IN CENTRAL LOCATION **

We are excited to offer for sale this 2/3 bedroom home in Lawson Road. Currently used as a Buy-To-Let investment, the home can either be a traditional 2 bedroom house with 2 reception rooms, or a 3 bedroom investment currently operating with the necessary licences and permissions.

The accommodation comprises 2 double bedrooms on the first floor, kitchen, bathroom, reception room and then either a 3rd bedroom or 2nd reception room. There is a rear garden to enjoy as well.

The location is hugely convenient with it being a short distance to the train station, central areas of Southsea to enjoy the local bars and cafes, as well as being a short drive to the seafront. A great opportunity to live in or invest in that needs to be viewed.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM / BEDROOM 3
10'7" x 10'4" (3.23m" x 3.15m")

RECEPTION
13'6" x 10'5" (4.11m" x 3.18m")

KITCHEN
11'5" x 7'6" (3.48m" x 2.29m")

BATHROOM
7'10" x 7'1" (2.39m" x 2.16m")

FIRST FLOOR

BEDROOM 1
13'6" x 10'6" (4.11m" x 3.20m")

BEDROOM 2
13'5" x 10'6" (4.09m" x 3.20m")

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

Council Tax Band B
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

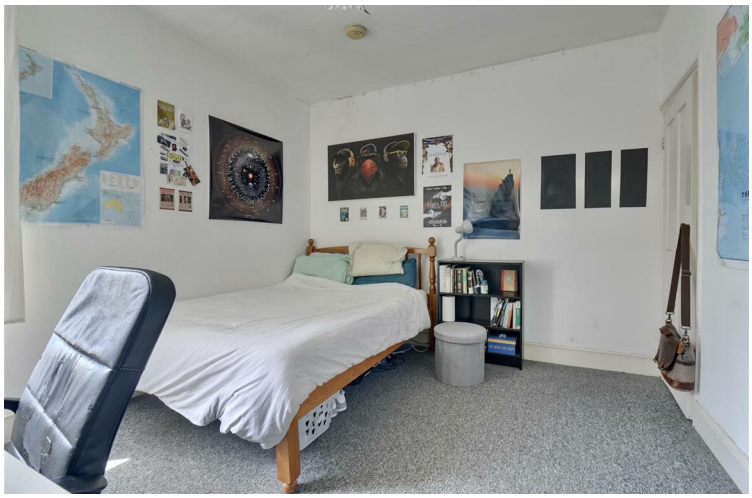
Property Tenure
Freehold

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.

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.

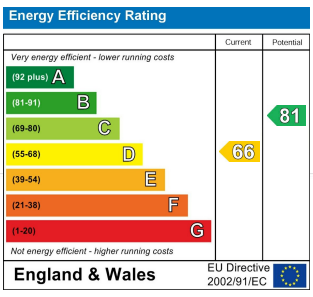
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!





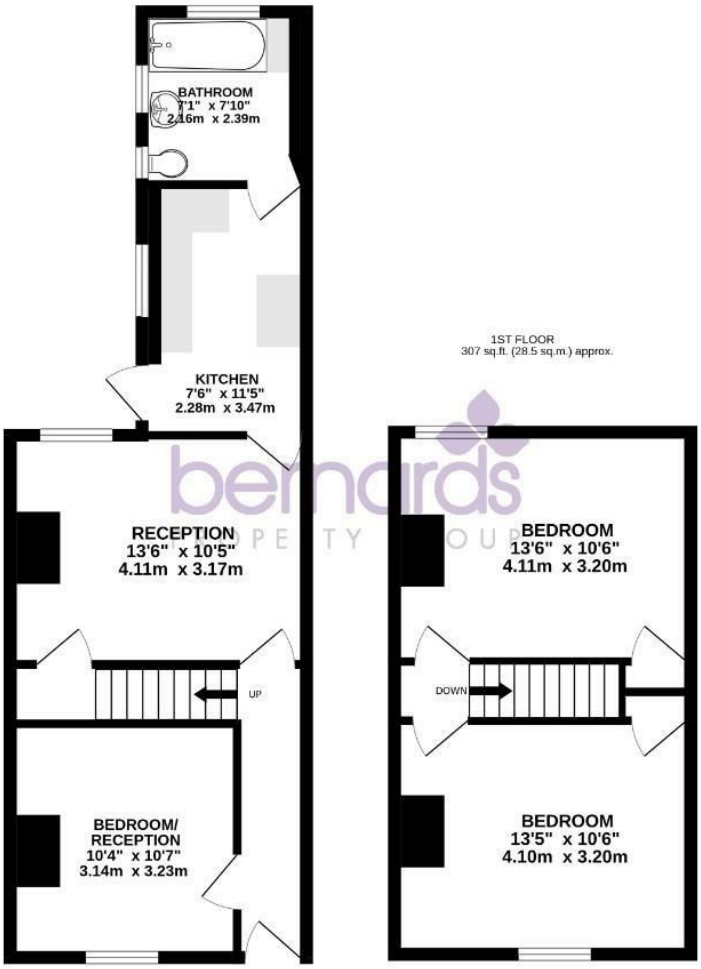






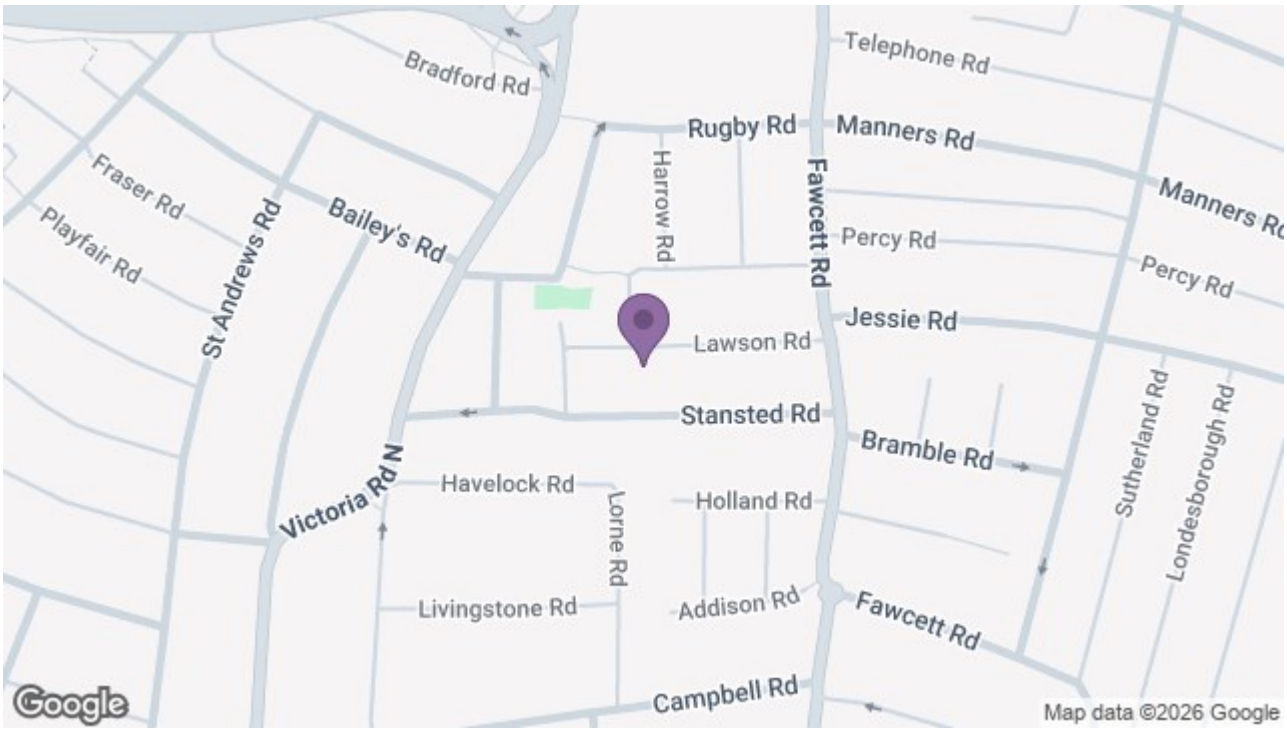
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GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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