

£270,000

Glasgow Road, Southsea PO4 8HR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ GOOD SIZE ROOMS
- ❖ KITCHEN DINER AT REAR
- ❖ LOW MAINTENANCE GARDEN
- ❖ BACKS ON TO PARK
- ❖ IDEAL FIRST TIME BUY
- ❖ CALL TO VIEW

**** LOVELY TERRACED HOUSE IDEAL FOR FIRST TIME BUYER BACKING ON TO BRANSBURY PARK ****

We are excited to offer for sale this well presented terraced house in Glasgow Road. Ideal for a **FIRST TIME BUYER**, **YOUNG FAMILY** or **DOWNSIZER** this home offers a little more than first expected and sits in a really popular part of the world.

The accommodation comprises a generous lounge at the front of the

property with a bright open plan kitchen / dining area at the rear overlooking a nice rear garden. On the first floor you will find two good size bedrooms complimented by a large family bathroom. There is a further WC on the ground floor only adding to appeal.

The location is great with it being on the door step of Bransbury Park for either dog walks or enjoying the greenery as a family. There is a convenient parade of shops on Eastney Road whilst a short walk away is the seafront. A brilliant house that is sure to attract a lot of interest.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

19'2" x 12'11" (5.84m" x 3.94m")

DINING ROOM

11'11" x 10'5" (3.63m" x 3.18m")

KITCHEN

13'1" x 8'6" (3.99m" x 2.59m")

WC

FIRST FLOOR

BEDROOM 1

12'10" x 11'4" (3.91m" x 3.45m")

BEDROOM 2

11'8" x 7'6" (3.56m" x 2.29m")

BATHROOM

8'6" x 7'11" (2.59m" x 2.41m")

REAR GARDEN

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.

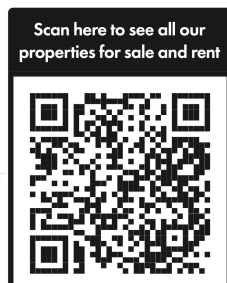
Bernards Mortgage & Protection

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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

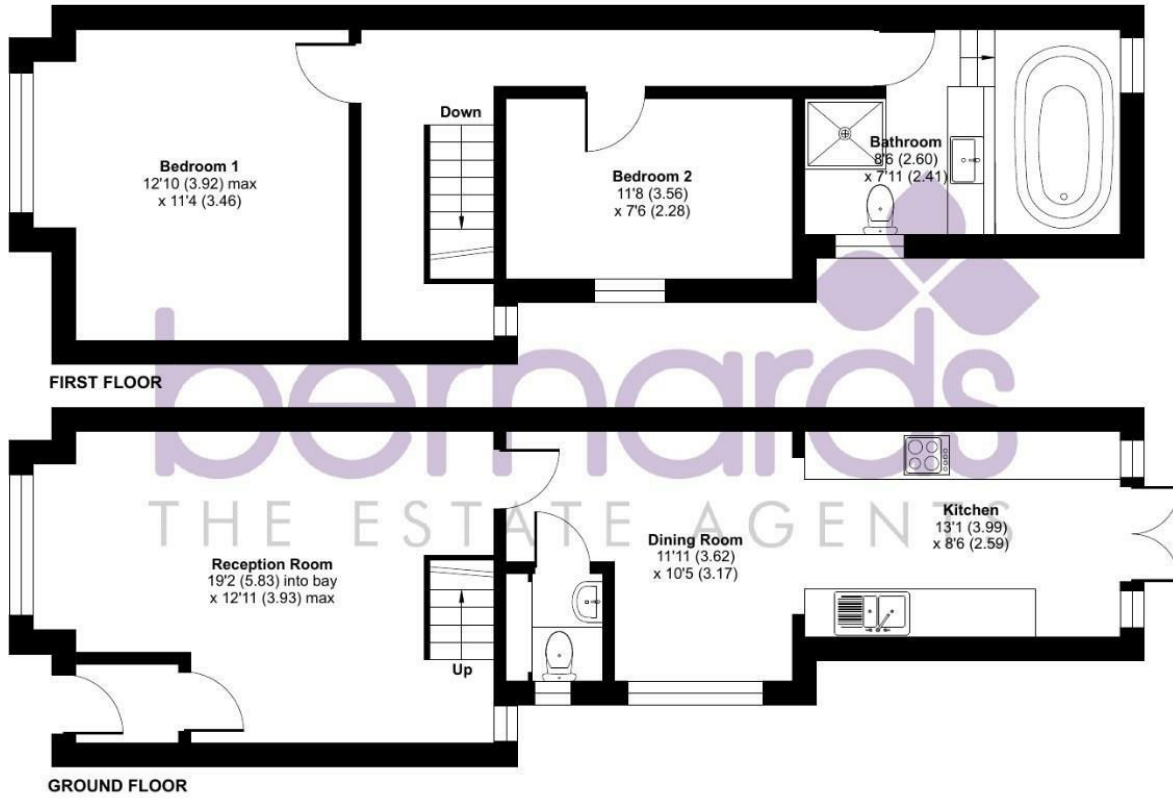




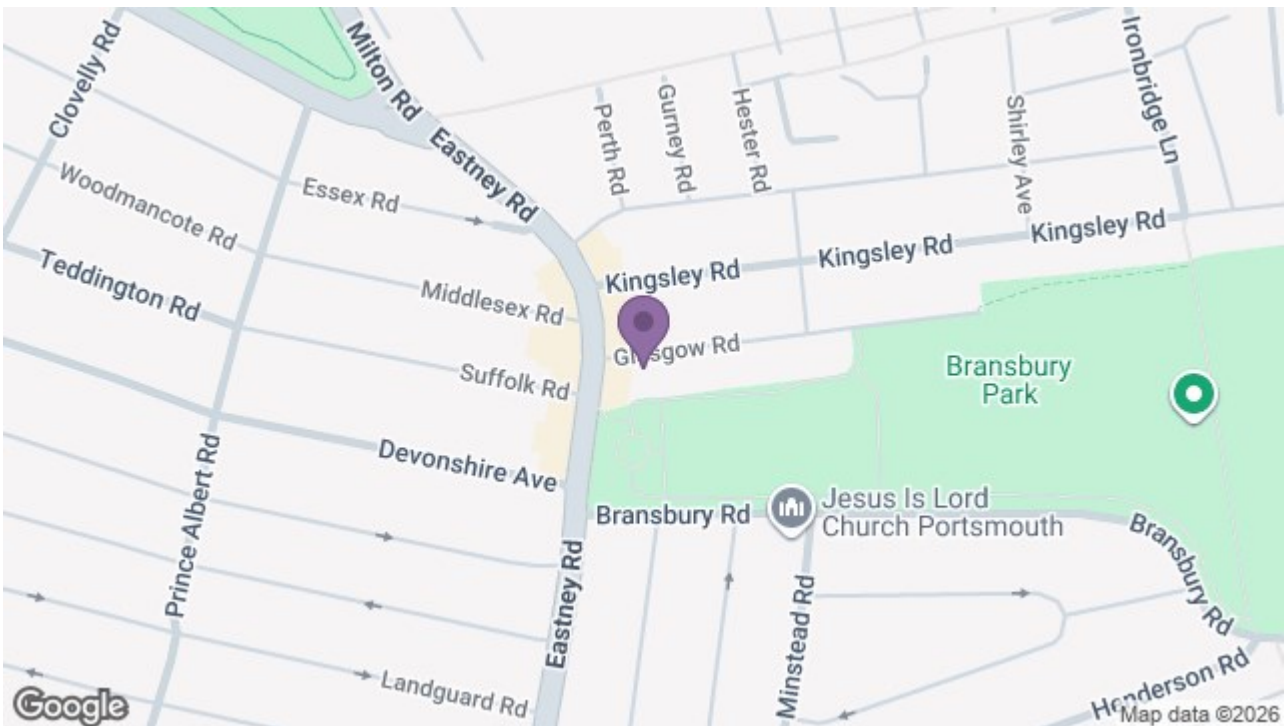
Glasgow Road, Southsea, PO4

Approximate Area = 958 sq ft / 89 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1436787



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