

£190,000

Newcome Road, Portsmouth PO1  
5DU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ FOUR DOUBLE BEDROOMS
- ❖ IN NEED OF MODERNISATION
- ❖ HMO LICENCED FOR 5 YEARS
- ❖ GREAT INVESTMENT OPPORTUNITY
- ❖ NO ONWARD CHAIN
- ❖ CLOSE TO FRATTON TRAIN STATION
- ❖ GOOD ACCESS TO PORTSMOUTH UNI

An excellent investment opportunity has become available in the heart of Fratton. This four-bedroom house, offered with no onward chain, benefits from a five-year HMO licence signed off in March 2025. The property features one communal reception room, kitchen and bathroom. Perfectly located being close to local transport links, including Fratton

train station, while also providing easy access to the University of Portsmouth.

Although in need of modernisation, the house presents a fantastic project for investors and offers strong potential for rental income.

To arrange an internal viewing, please contact the Portsmouth team today on 02392 728090.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## RECEPTION ROOM

10'10" x 10'5" (3.32 x 3.18)

## BEDROOM

10'9" x 9'10" (3.30 x 3.02)

## KITCHEN

11'2" x 8'5" (3.41 x 2.59)

## BATHROOM

8'2" x 6'0" (2.51 x 1.85)

## GARDEN

## FIRST FLOOR

## BEDROOM

13'3" x 10'11" (4.06 x 3.35)

## BEDROOM

10'9" x 9'10" (3.30 x 3.02)

## BEDROOM

10'8" x 8'2" (3.27 x 2.51)

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

Band B

Portsmouth City Council:

£1,413.70

Police and Crime

Commissioner: £214.25

Hampshire & Isle of Wight Fire

& Rescue: £68.32

Total Council Tax charge:

£1,696.27

## 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

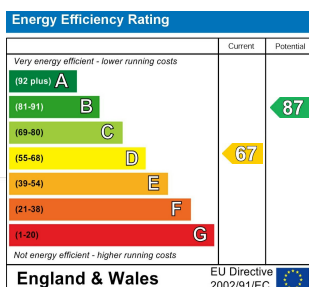
that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard 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.

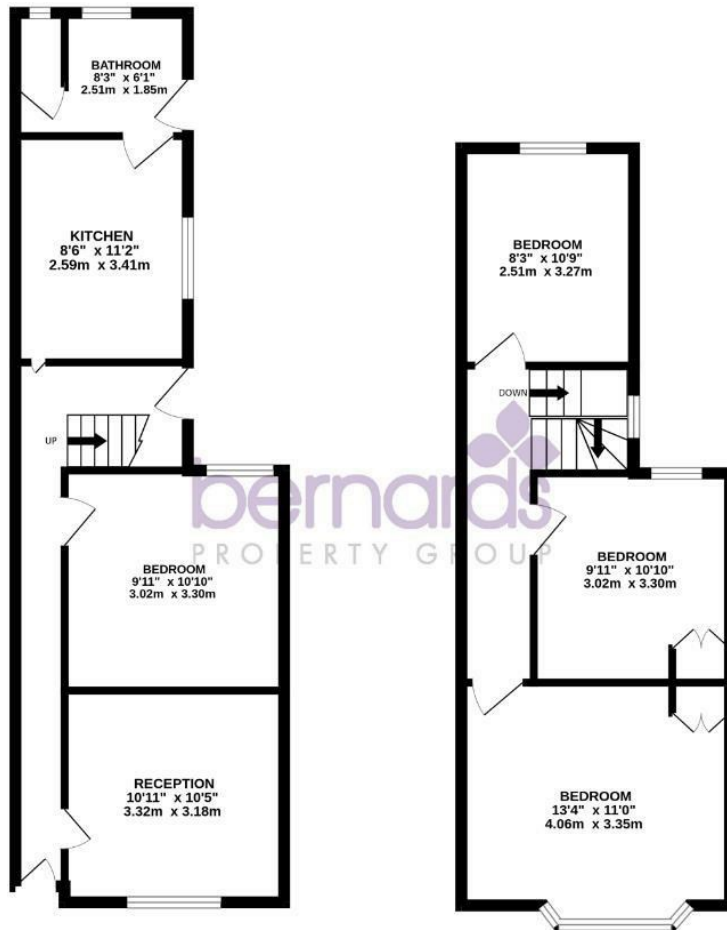
## Offer Check Procedure

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.

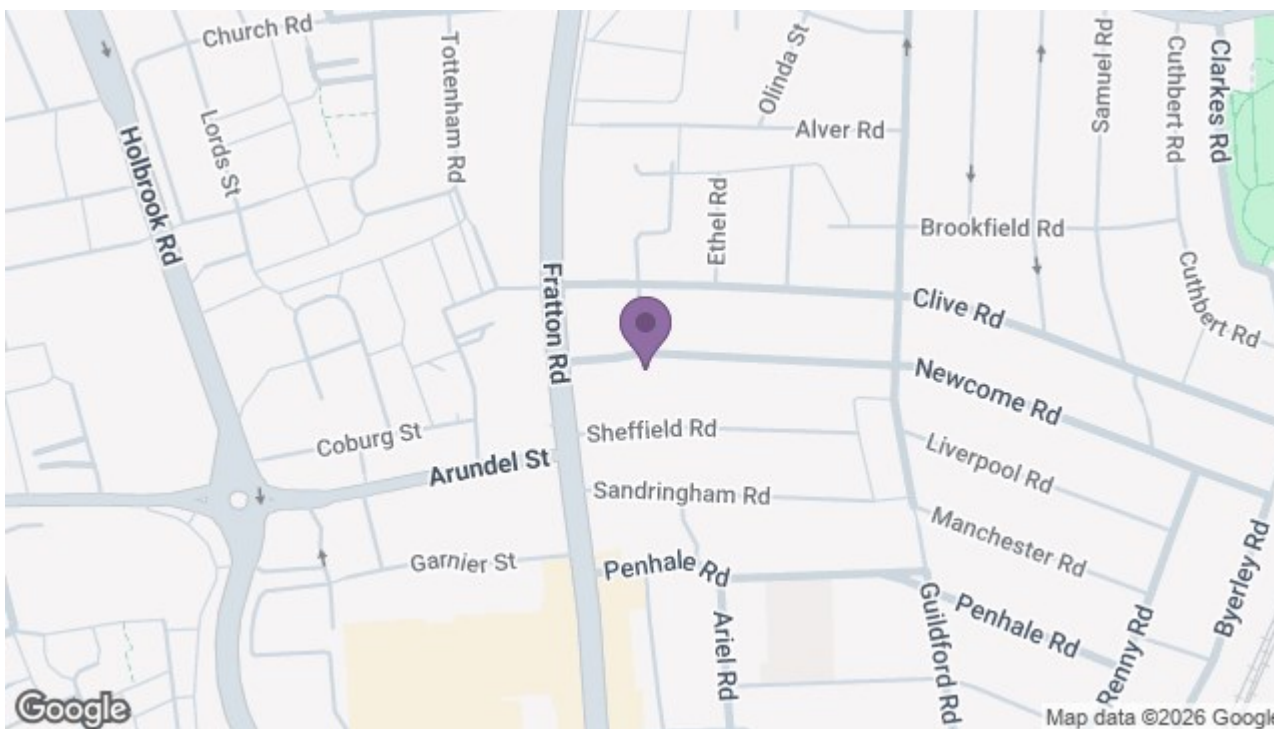
## Anti-Money Laundering

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





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.  
 Made with Metropix 5/2025



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