£275,000

Boulton Road, Southsea PO5 1NS

bernards THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- IMPRESSIVE TERRACED HOUSE
- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- 2 RECEPTION ROOMS
- LOVELY GARDEN
- IDEAL FIRST TIME BUY
- JUST OFF ALBERT ROAD
- WELL PRESENTED
- POPULAR LOCATION
- CALL TO VIEW

** STRIKING TERRACED HOUSE IN POPULAR ONE WAY ROAD IN HEART OF SOUTHSEA **

We are thrilled to offer for sale this great terraced house in Boulton Road. Situated just off Albert Road, this home offers a fantastic opportunity to a FIRST TIME BUYER to buy a home they can move straight in to and enjoy from day one.

On the ground floor you'll find a warm reception room at the front, a lovely lounge ideal to unwind in at the end of the day. A generous dining room sits in the middle of the property with opening into an eye catching kitchen. The rear garden can be accessed from here and has been recently remodeled to create a lovely space to enjoy when the sun shines.

On the first floor you'll find two bedrooms and a bathroom, everything you need as couple or single occupant to also have a work from home space. The location is superb with it being a short stroll to central areas to enjoy the cafes, restaurants and bars. It is a short distance to the seafront as well as the train station the other way. A brilliant home that is sure to attract interest.

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

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PROPERTY INFORMATION

LOUNGE
9'3" x 10'0" (2.83 x 3.06)

DINING ROOM
12'2" x 10'4" (3.72 x 3.15)

KITCHEN
8'4" x 12'11" (2.56 x 3.96)

BATHROOM
5'6" x 6'1" (1.68 x 1.87)

BEDROOM 1
12'2" x 10'0" (3.72 x 3.06)

BEDROOM 2
6'5" x 13'3" (1.98 x 4.06)

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.

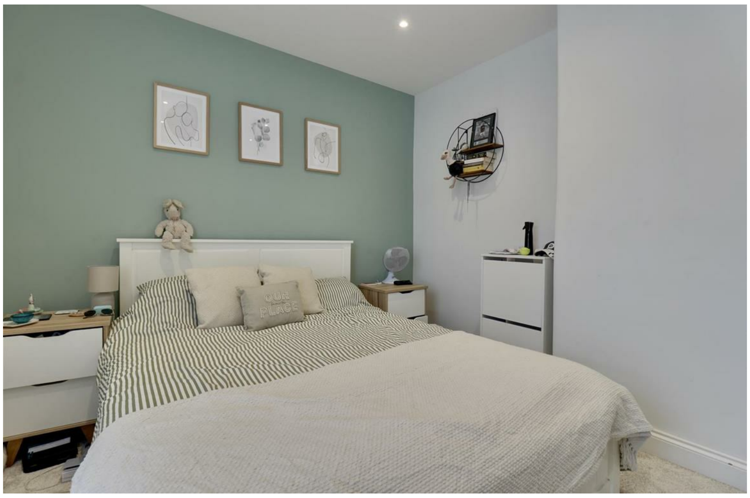
Property Tenure
Freehold

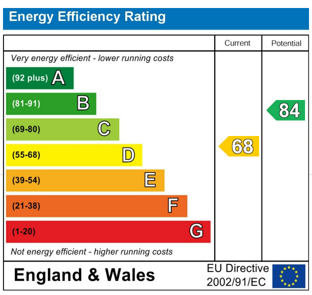
Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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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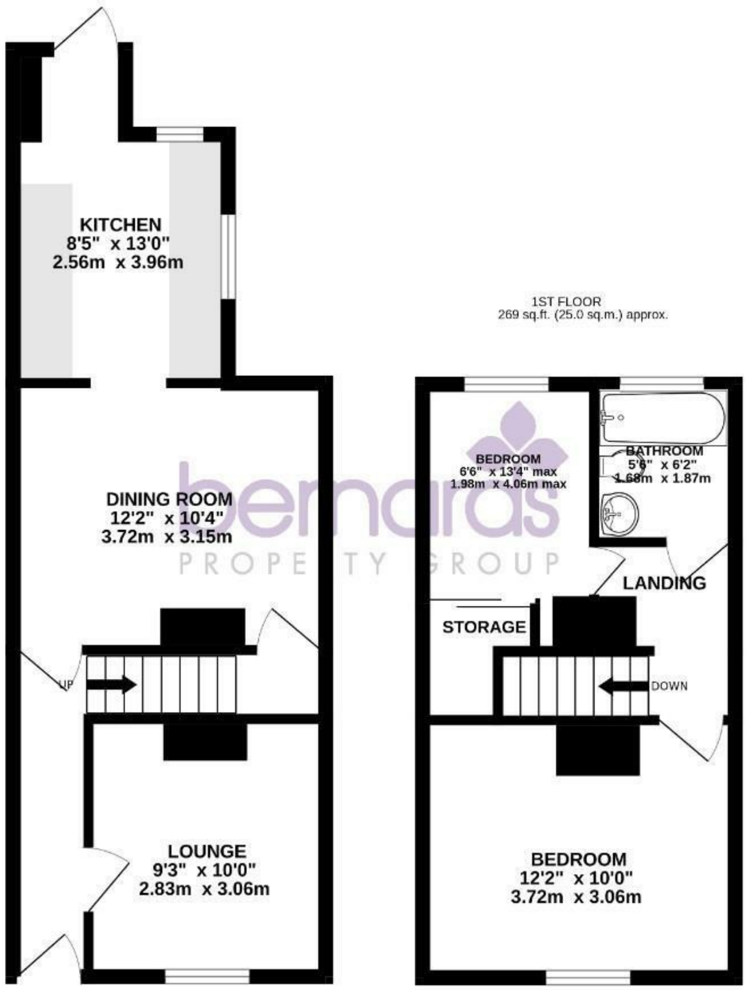
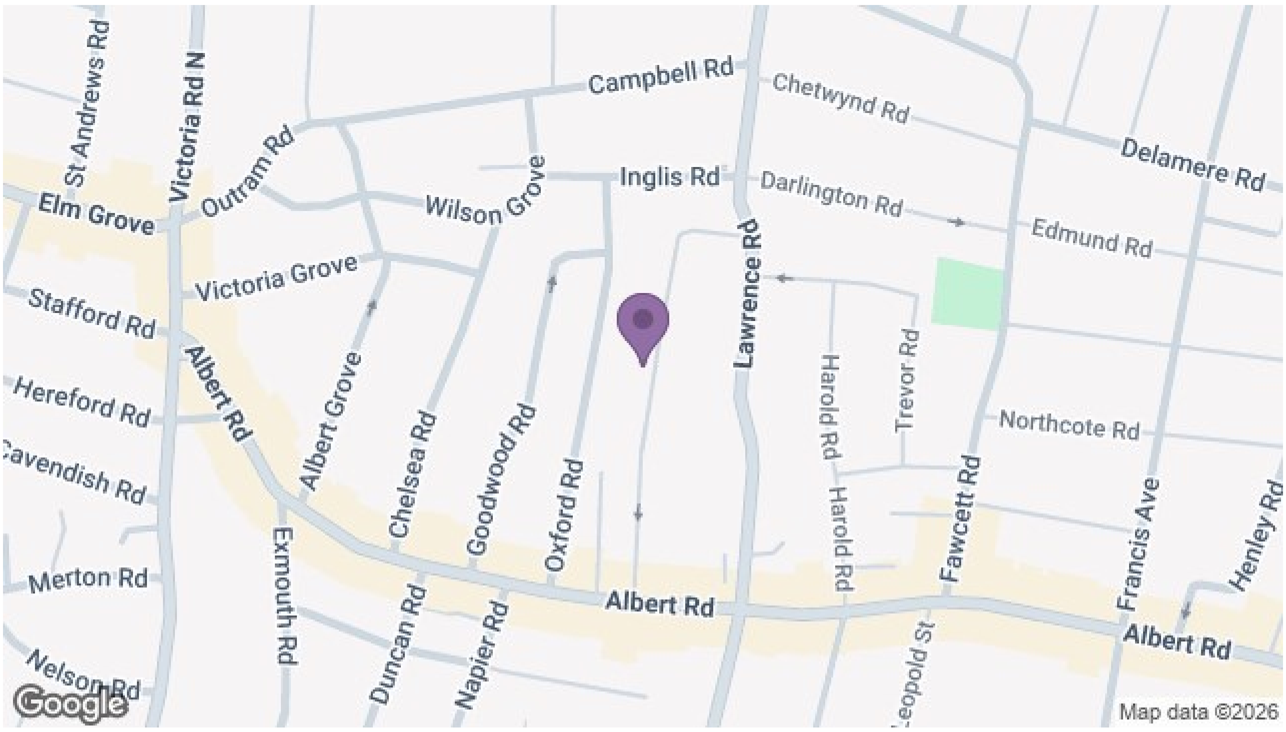
GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.



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