£205,000

Iachino Avenue, Portsmouth PO2 9AG



HIGHLIGHTS

- MID TERRACED HOUSE
- EN-SUITE TO MASTER
- DOWNSTAIRS WC
- UPSTAIRS FAMILY BATHROOM
- IDEAL FIRST TIME PURCHASE
- SOUTH FACING GARDEN & SOLAR PANELS
- OFF ROAD PARKING
- NO ONWARD CHAIN
- SUBJECT TO RESERVE PRICE
- T & Cs APPLY

We are pleased to present this two-bedroom mid-terraced home, offering well-proportioned accommodation arranged over two floors and making an ideal purchase for first-time buyers or investors alike.

The ground floor comprises an entrance hall, convenient downstairs WC, fitted kitchen and a spacious lounge/diner with access out to the rear garden. Upstairs, there are two bedrooms, with the principal bedroom benefiting from its own en-suite, alongside a separate family bathroom.

Externally, the property benefits from a rear garden with a raised decking area and artificial lawn, together with the added advantage of off-road parking.

Offered with no onward chain, this property presents an excellent opportunity for both owner-occupiers and buy-to-let investors.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
7'4" x 2'11" (2.24 x 0.89)

KITCHEN
9'0" x 8'2" (2.76 x 2.49)

LOUNGE/DINER
15'3" x 12'3" (4.67 x 3.75)

GARDEN

FIRST FLOOR

BEDROOM ONE
11'3" x 9'5" (3.45 x 2.89)

EN-SUITE
5'10" x 4'11" (1.80 x 1.50)

BEDROOM TWO
12'0" x 8'0" (3.68 x 2.44)

BATHROOM
7'1" x 6'4" (2.16 x 1.95)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND :

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

Auctioneer's Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

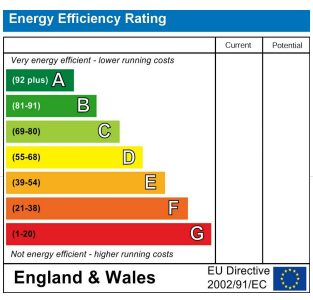
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.







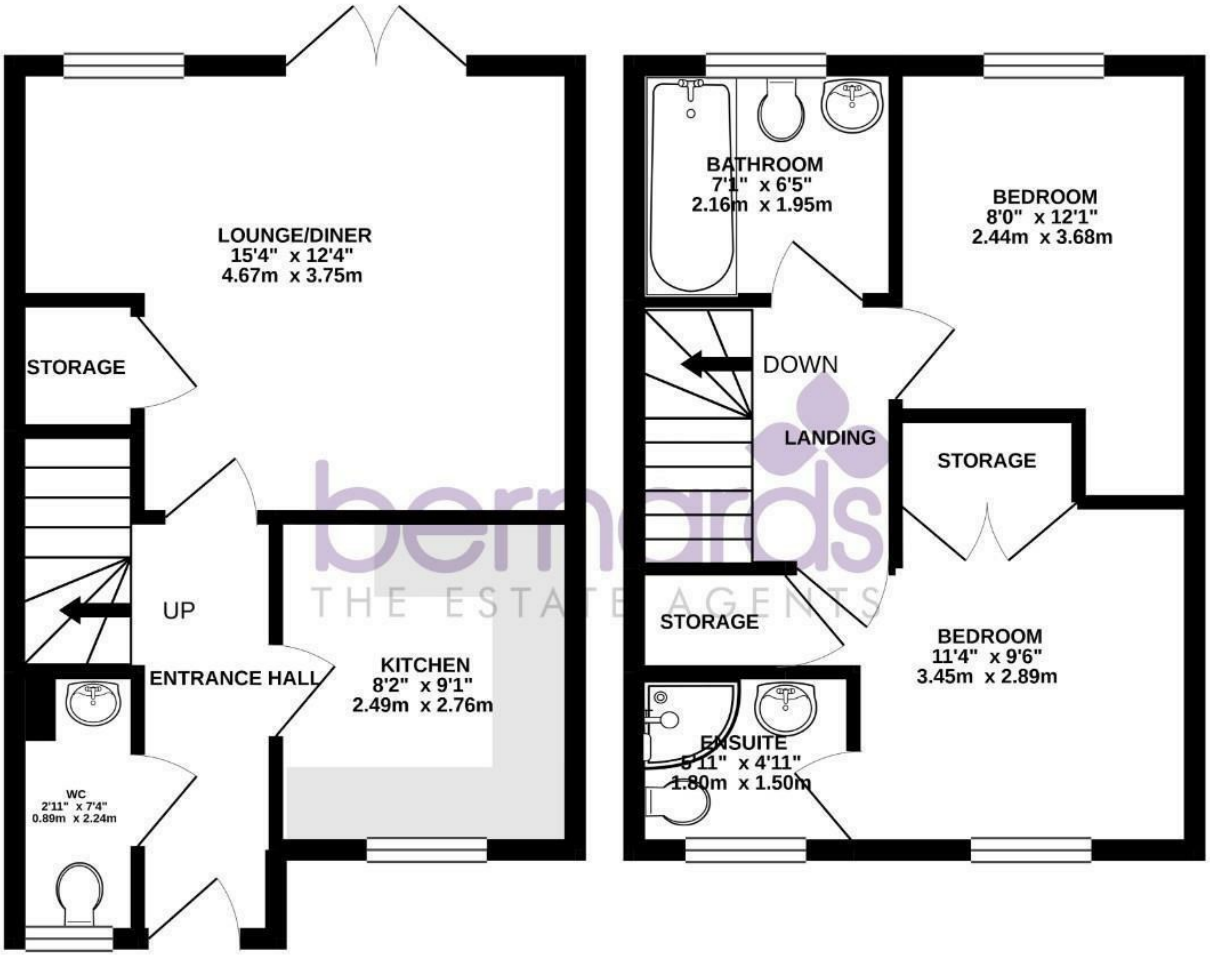




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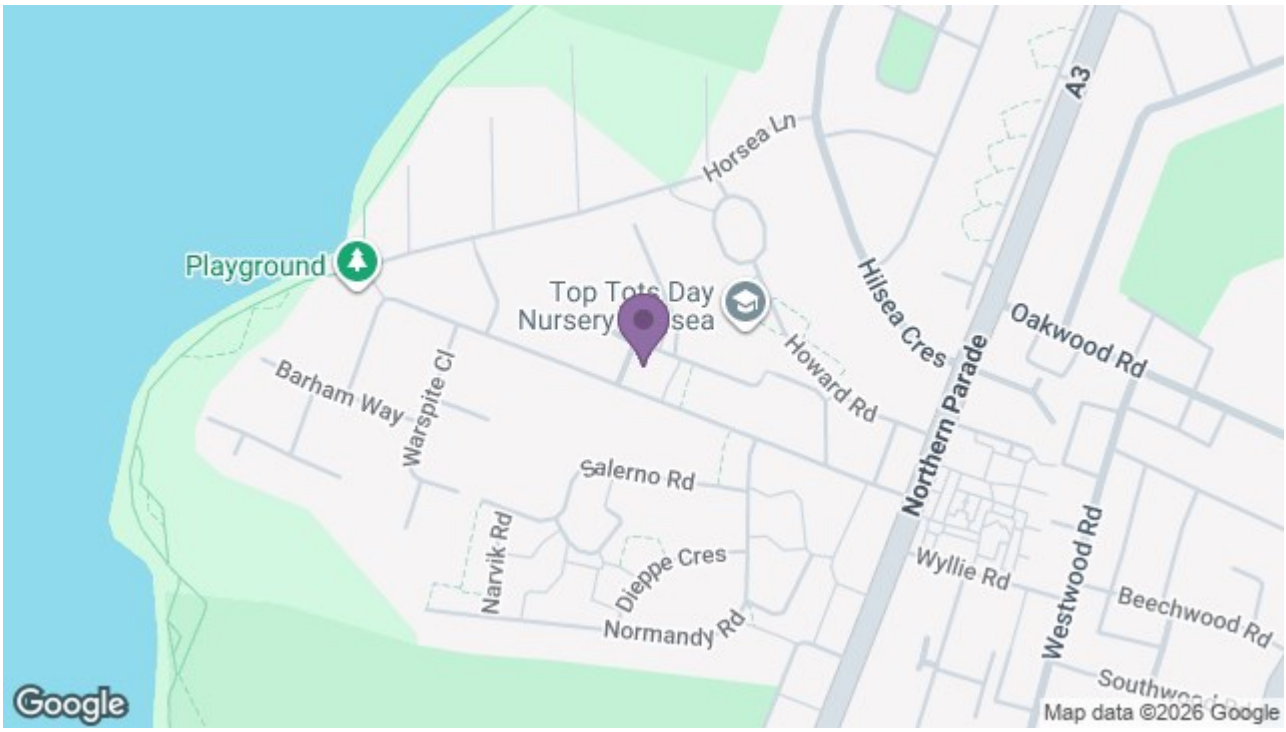
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 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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