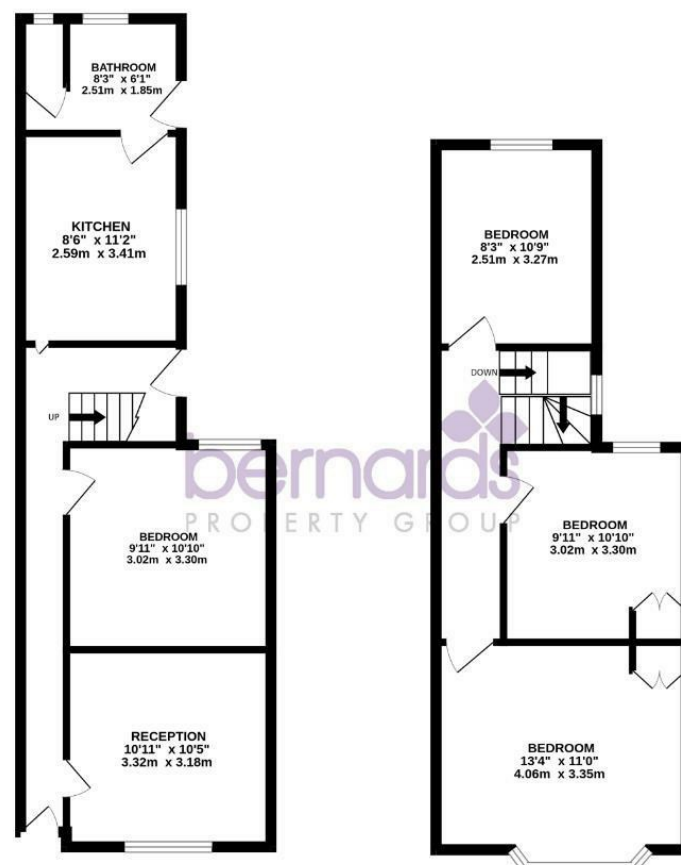
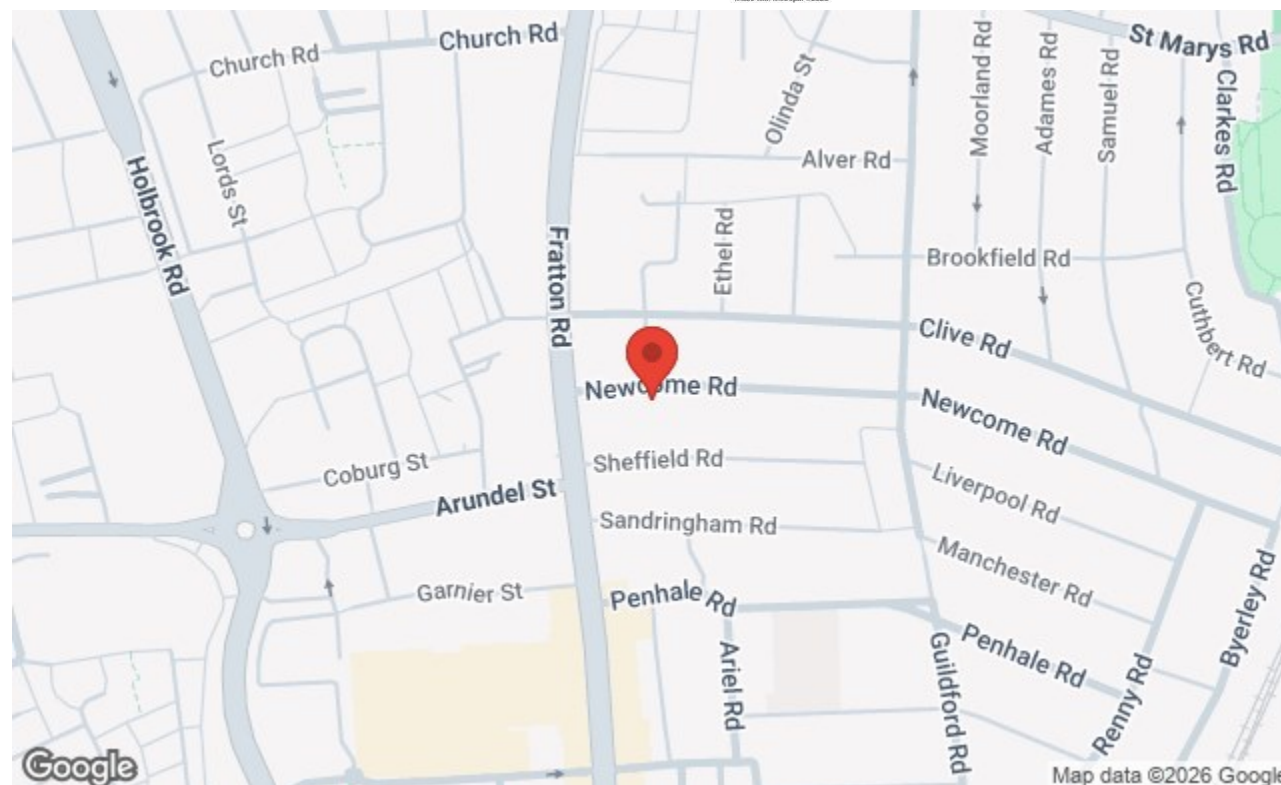


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

By Auction £175,000

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 FRATTIN TRAIN STATION
- ❖ GOOD ACCESS TO PORTSMOUTH UNI
- ❖ SUBJECT TO RESERVE PRICE
- ❖ T & Cs APPLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000,

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.bernardsestates.co.uk



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

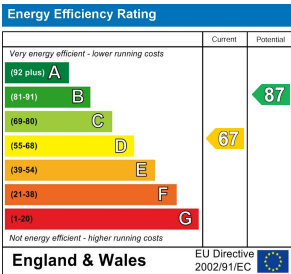
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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



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