

£290,000

Collingwood Road, Southsea PO5
2QZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING TERRACED HOUSE
- ❖ OPEN PLAN LIVING ROOM
- ❖ EYE CATCHING KITCHEN
- ❖ FIRST FLOOR 4 PIECE BATHROOM SUITE
- ❖ IDEAL FIRST TIME BUY
- ❖ 2 DOUBLE BEDROOMS
- ❖ REQUESTED CUL-DE-SAC
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ CLOSE TO ALBERT ROAD
- ❖ CALL TO VIEW

**** STUNNING TERRACED HOUSE WITH
FANTASTIC BATHROOM IN POPULAR
CENTRAL ROAD ****

We are delighted to offer for sale this superb terraced home tucked away in a popular pocket of Southsea. Offering a great opportunity for a FIRST TIME BUYER, INVESTOR or YOUNG FAMILY, this home has much more than first meets the eye.

As you step inside you are greeted by a generous open plan reception area offering an abundance of space for both a large sofa suite and dining room table. An eye catching, well equipped kitchen sits at the rear of the property overlooking a beautifully landscaped rear

garden.

On the first floor you will find two double bedrooms as well as a fabulous 4 piece bathroom suite that is a sure to grab your attention. This really is a superb home that the owners have loved and updated in recent times to create a 'turn key' property for the next lucky owner.

The location is superb with it being nestled in a prime central position. From here you have great access to Albert Road whilst the other direction gets you to the seafront in a matter of minutes. A brilliant home that deserves an early viewing.

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





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PROPERTY INFORMATION

GROUND FLOOR

LIVING / DINING ROOM
21'6" x 13'2" (6.55m x 4.01m")

KITCHEN
10'5" x 8'3" (3.18m x 2.51m")

FIRST FLOOR

BEDROOM 1
13'6" x 10'3" (4.11m x 3.12m")

BEDROOM 2
10'10" x 10'0" (3.30m x 3.05m")

BATHROOM
10'4" x 8'2" (3.15m x 2.49m")

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.

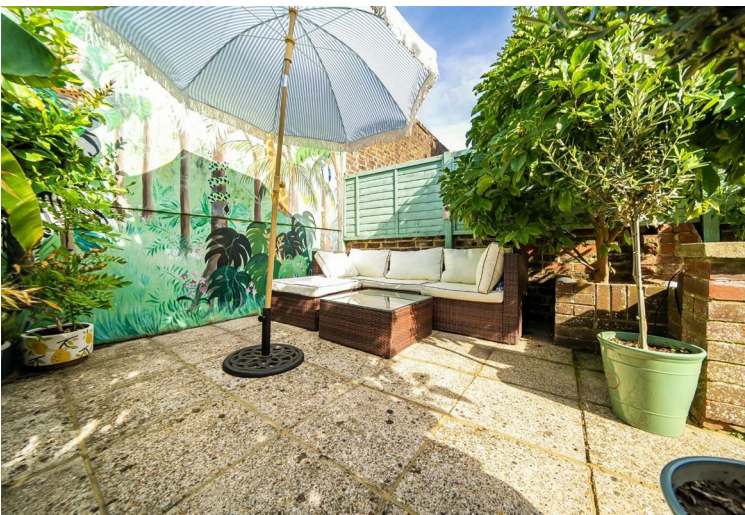
Solicitor

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
EU Directive 2002/91/EC		
England & Wales		

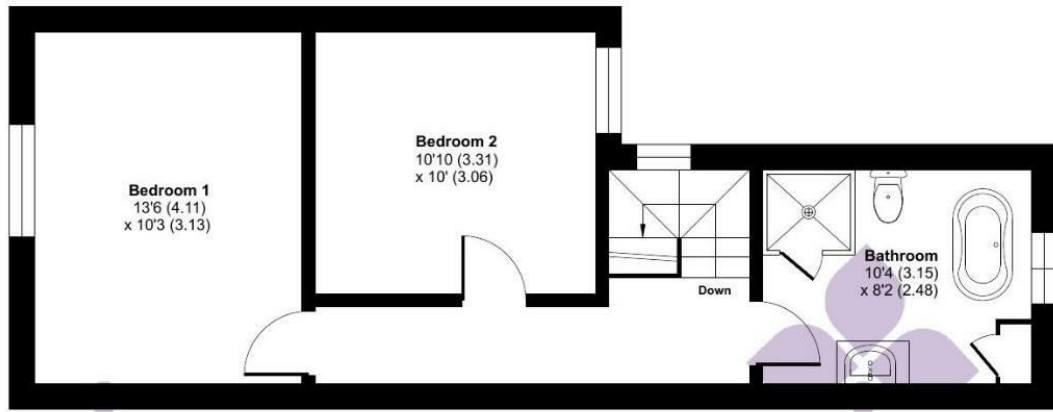
Scan here to see all our properties for sale and rent



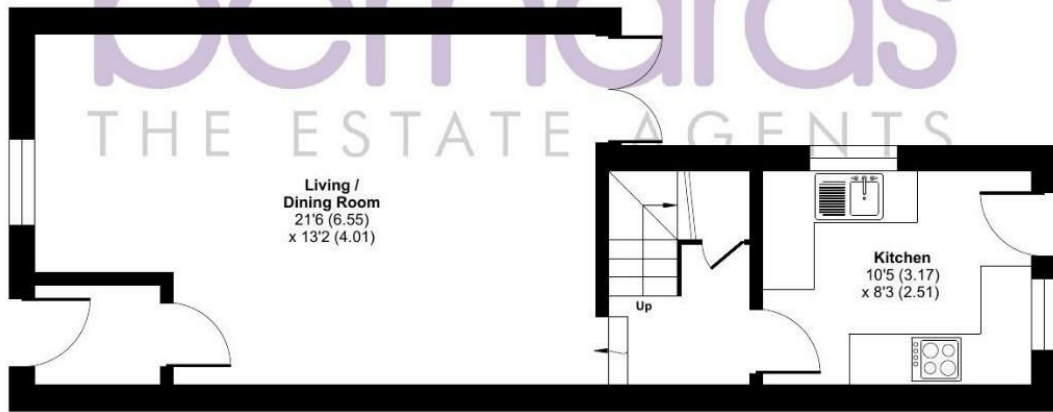
Collingwood Road, Southsea, PO5

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale

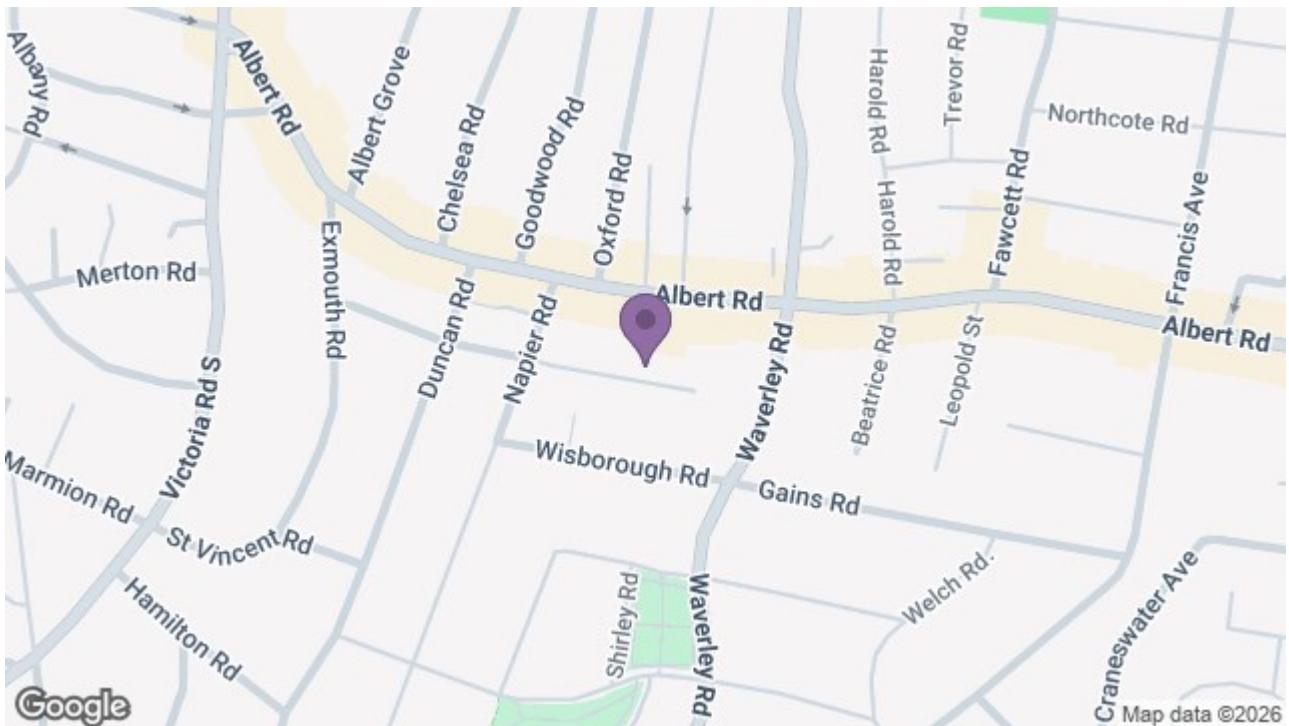


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1526116



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