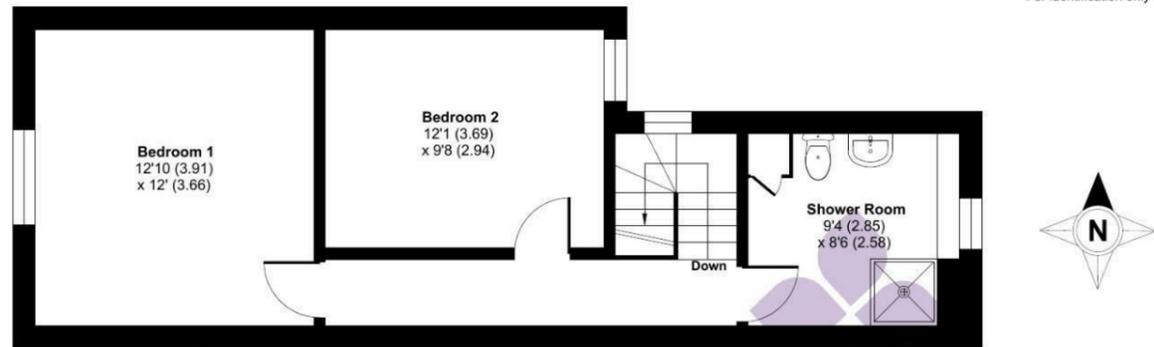
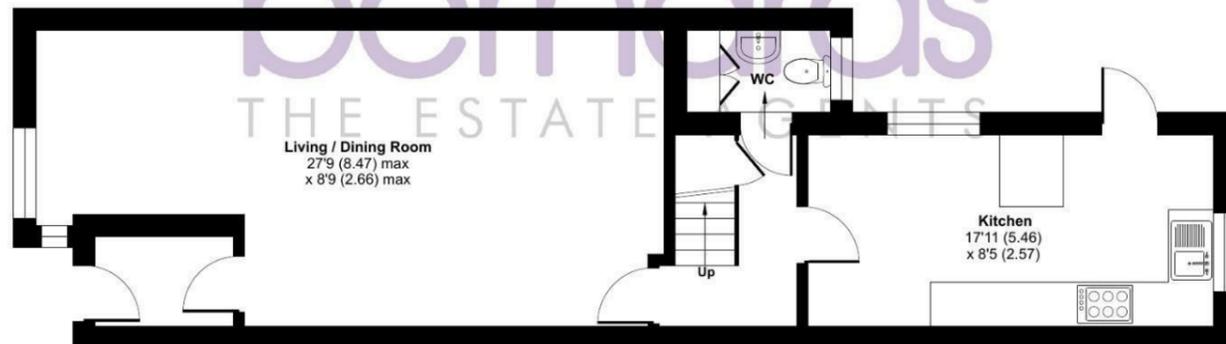


## Fawcett Road, Southsea, PO4

Approximate Area = 1053 sq ft / 97.8 sq m  
For identification only - Not to scale

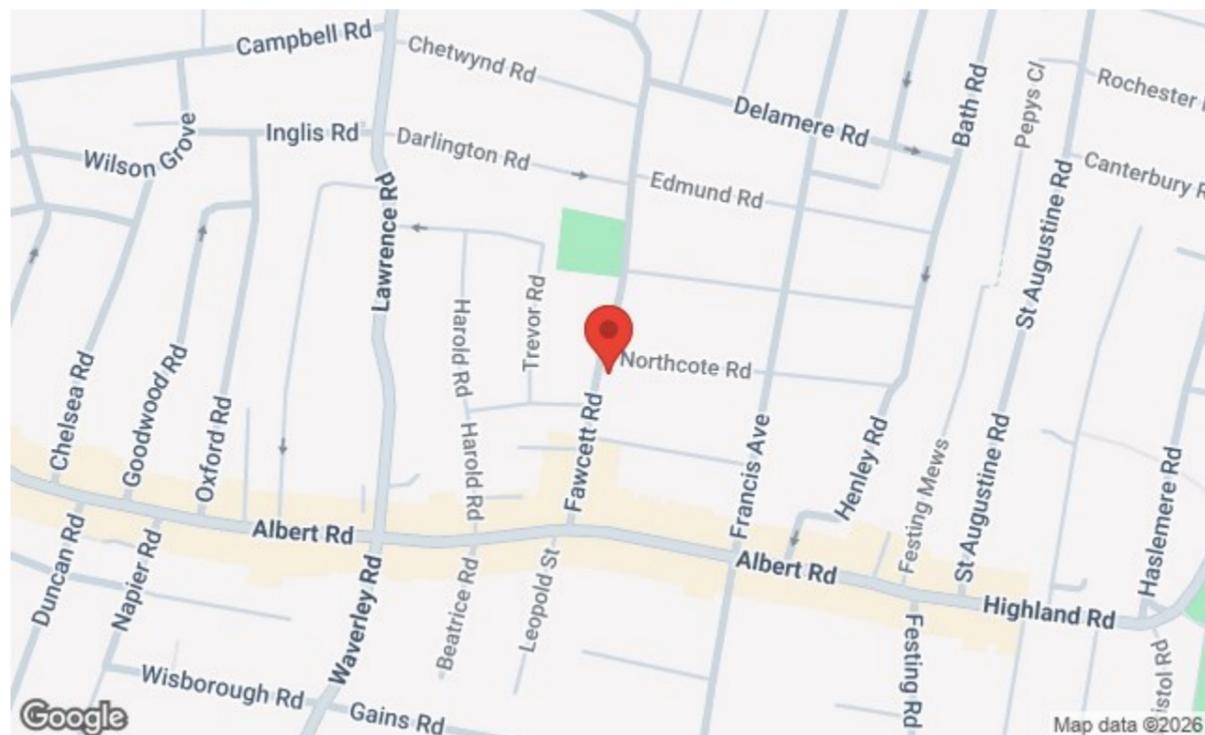


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1415296



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£280,000

Fawcett Road, Southsea PO4 0LE

bernards  
THE ESTATE AGENTS



### HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ OPEN PLAN LIVING/ DINING
- ❖ LARGE ROOMS THROUGHOUT
- ❖ DOWNSTAIRS W/C
- ❖ NEW BATHROOM
- ❖ GREAT FIRST TIME BUY
- ❖ CENTRAL SOUTHSEA
- ❖ SHORT WALK TO ALBERT ROAD
- ❖ CALL TO VIEW

We are delighted to bring to market this large two bedroom terraced house in centrally located Fawcett Road offered chain free, a popular area ideal for first time buyers or investors.

As you enter the property you are greeted with a really generously sized living/ dining room offering plenty of space for both. The bay front enables light to pour into the room giving an airy feel providing a lovely sociable space.

Towards the back of the house you

have a downstairs W/C and a spacious kitchen with a low maintenance rear garden. Upstairs you have two sizable double bedrooms with a first floor newly fitted shower room to the rear.

The home is in a lovely neutral decorative state offering any new owner a turn key opportunity. The location is superb with it being a short stroll to Albert Road and further short distance to the seafront. A great home that can be viewed at the earliest opportunity.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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

## 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!

## COUNCIL TAX BAND

**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 / Leasehold - delete as applicable

## 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.

## LIVING/ DINING ROOM

27'9" x 8'8" (8.47 x 2.66)

## KITCHEN

17'10" x 8'5" (5.46 x 2.57)

## W/C

## BEDROOM ONE

12'9" x 12'0" (3.91 x 3.66)

## BEDROOM TWO

12'1" x 9'7" (3.69 x 2.94)

## SHOWER ROOM

9'4" x 8'4" (2.85 x 2.56)



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			
EU Directive 2002/91/EC		71	77
England & Wales			

Scan here to see all our properties for sale and rent



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