£240,000

Leopold Street, Southsea PO4 0JZ

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOM
- TERRACED HOUSE
- CHAIN FREE
- WELL PRESENTED THROUGHOUT
- LOW MAINTENANCE GARDEN
- TURN KEY HOME
- GREAT FIRST TIME BUY
- CENTRAL SOUTHSEA
- OFF OF ALBERT ROAD
- CALL TO VIEW

** IMPRESSIVE TERRACED HOUSE TUCKED OFF ALBERT ROAD OFFERED CHAIN FREE **

We are delighted to offer for sale this lovely terraced house in Leopold Street. Offered CHAIN FREE, this house has been updated and transformed in recent times and offers the next lucky owner a property they can move into and enjoy from day one.

The layout comprises a reception room at the front, ideal as a long and then opens up into an eye catching kitchen / breakfast room that is the real heart of the home.

There is a utility space beyond the kitchen that in turn leads into a striking bathroom.

On the first floor you will find 2 double bedrooms whilst outside there is a good size rear garden for the area to be enjoyed. The location is hugely convenient and popular with it being off Albert Road offering some great local cafes, restaurants and bars to enjoy with friends and family. The seafront is a short distance away as well making this a brilliant opportunity that must be viewed at the earliest opportunity.

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

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PROPERTY INFORMATION

Ground Floor

Lounge
12'6" x 9'5" (3.83 x 2.88)

Kitchen/ Breakfast Room
12'6" x 8'10" (3.83 x 2.71)

Rear Lobby

Bathroom
6'0" x 6'9" (1.83 x 2.06)

First Floor

Bedroom One
12'7" x 9'5" (3.86 x 2.88)

Bedroom Two
12'6" x 8'9" (3.83 x 2.69)

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!

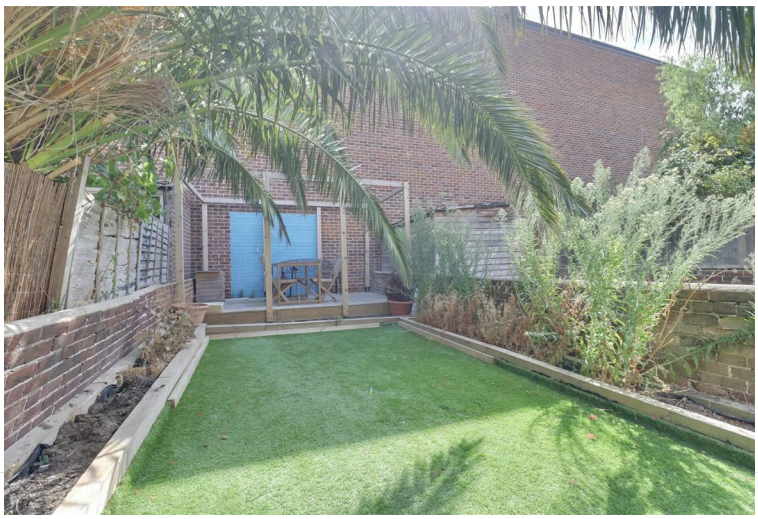
Council Tax Band B

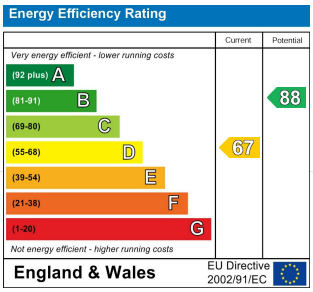
Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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.





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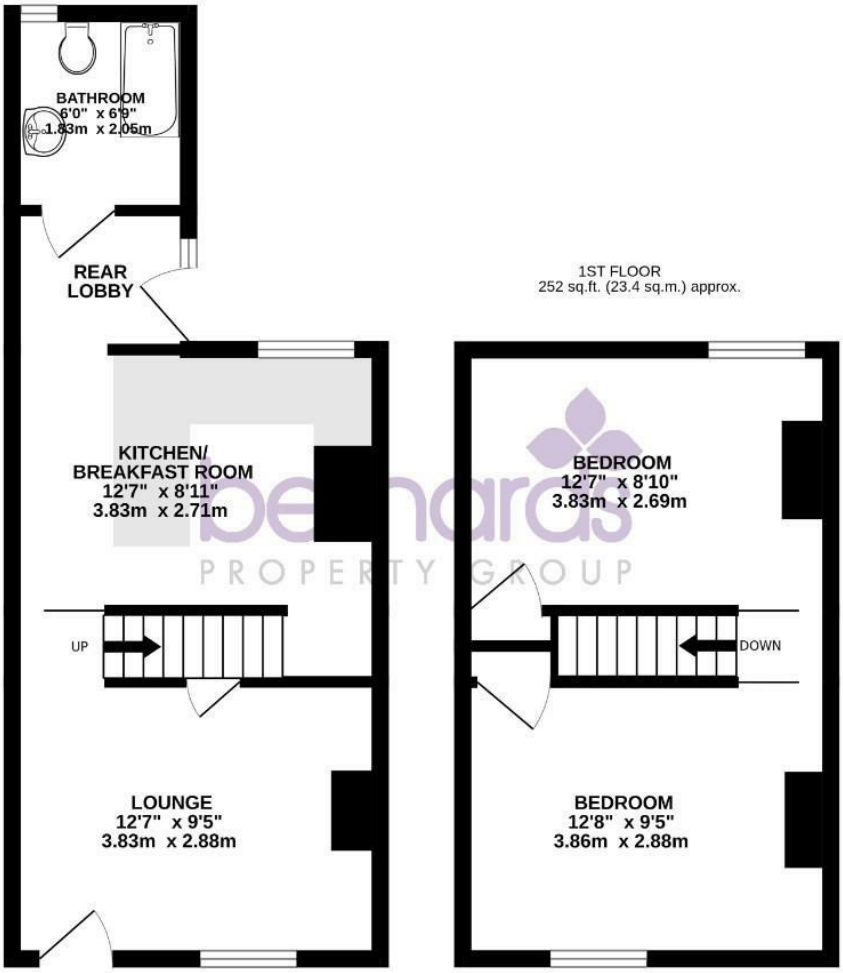
GROUND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.1 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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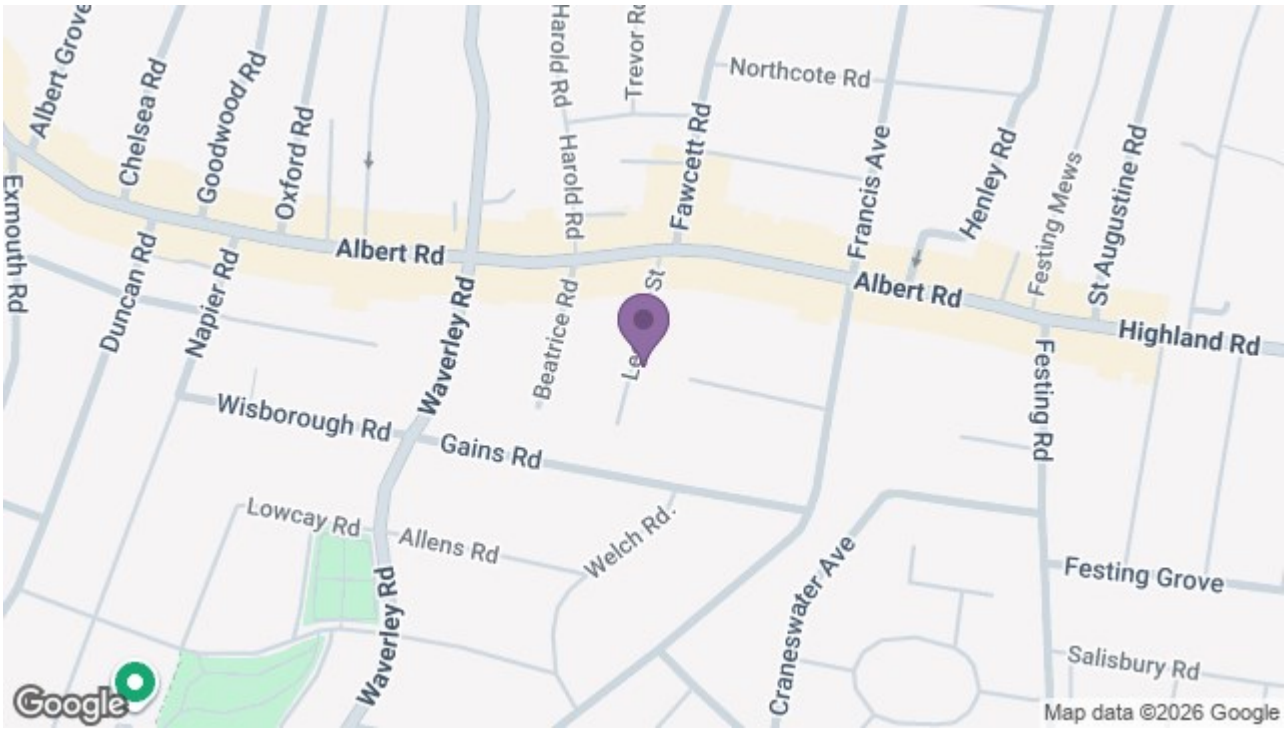

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