

£270,000

Westfield Road, Southsea PO4 9ER

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ BAY & FORECOURT
- ❖ 2 RECEPTION ROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ ADDITIONAL WC
- ❖ IDEAL FIRST TIME BUY
- ❖ NO ONWARD CHAIN
- ❖ CALL TO VIEW

**\*\* CHAIN FREE TERRACED HOUSE IN POPULAR CENTRAL LOCATION \*\***

We are delighted to bring to the market this ideal home offered CHAIN FREE, ideal for FIRST TIME BUYER or young family to enjoy for years to come. With vacant possession, you can move in and add your stamp to the home over time.

The accommodation comprises two reception rooms, well equipped kitchen, downstairs WC, and a conservatory on the ground floor. On the first floor you

will find 2 double bedrooms, a smaller 3rd bedroom or study space and a family bathroom. It's the perfect set up for a couple with a designated work from home space whilst retaining two good size bedrooms. There is also a private rear garden enjoying a southerly aspect.

The location is popular with many as it offers great access to local parks, good schooling, local conveniences and a short stroll to the seafront for when the sun shines. A superb opportunity in a popular location that is sure to attract a lot of interest.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## GROUND FLOOR

### RECEPTION ROOM 1

13'0" x 9'11" (3.96m" x 3.02m")

### RECEPTION ROOM 2

13'11" x 10'11" (4.24m" x 3.33m")

### KITCHEN

11'0" x 9'2" (3.35m" x 2.79m")

### WC

### CONSERVATORY

9'0" x 6'4" (2.74m" x 1.93m")

## FIRST FLOOR

### BEDROOM 1

13'2" x 11'0" (4.01m" x 3.35m")

### BEDROOM 2

10'11" x 10'0" (3.33m" x 3.05m")

### BED 3 / STUDY

6'5" x 5'10" (1.96m" x 1.78m")

### BATHROOM

9'2" x 4'10" (2.79m" x 1.47m")

### 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

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 procedability 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.

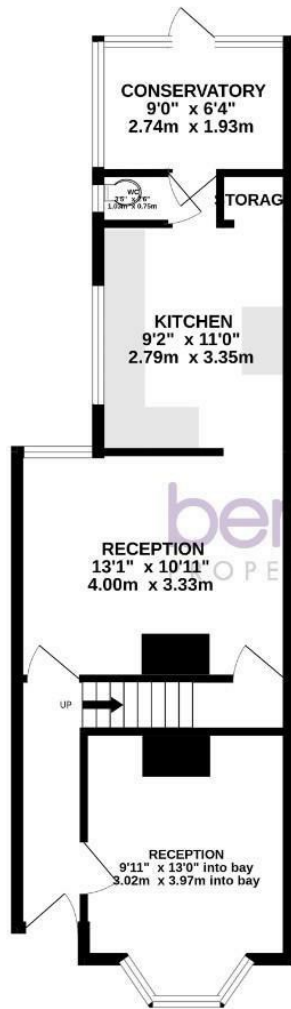
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



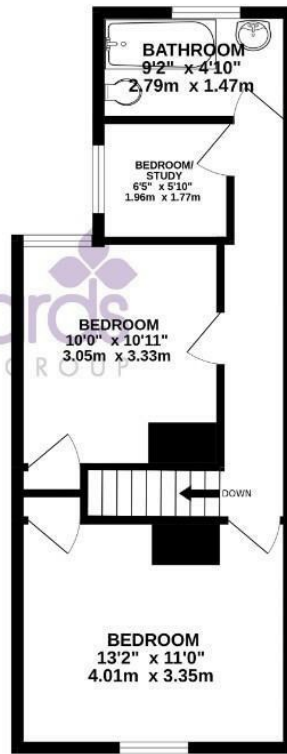
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.

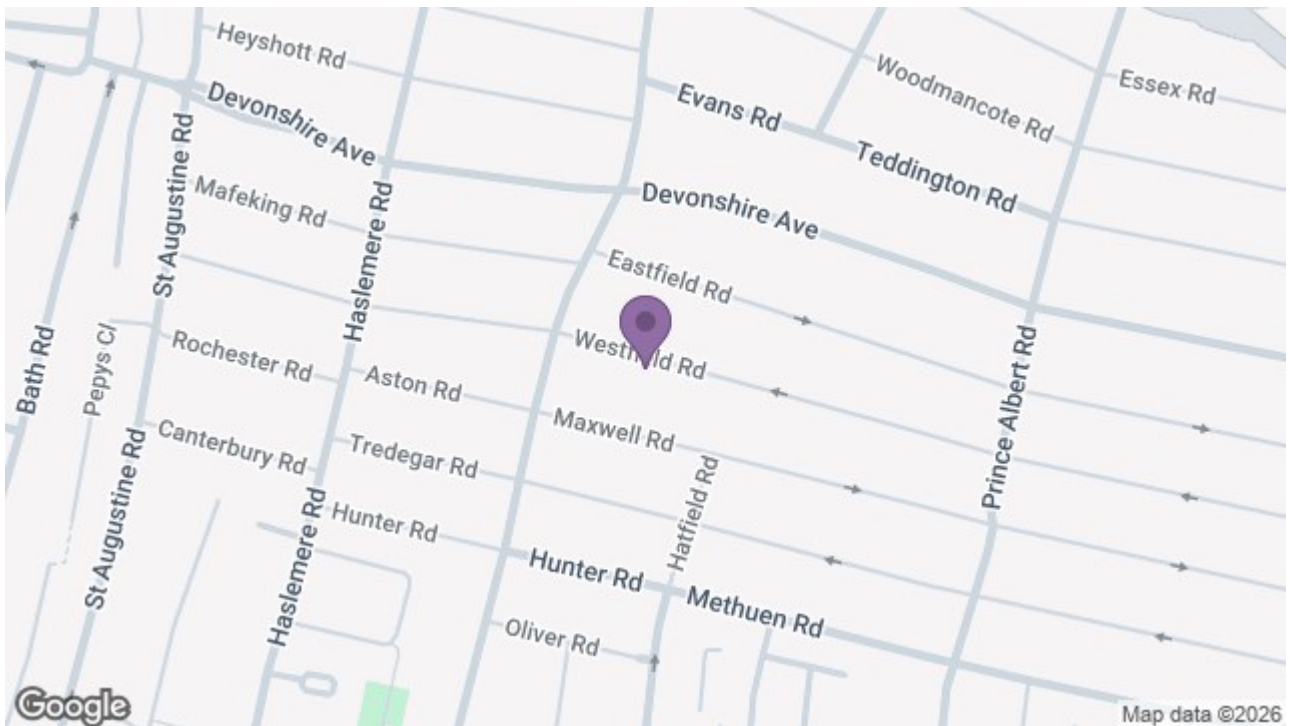


1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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