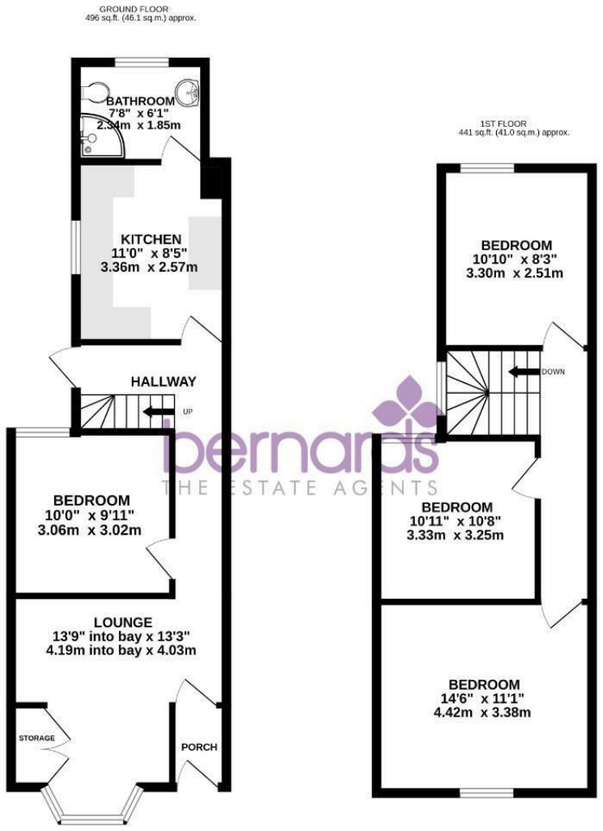
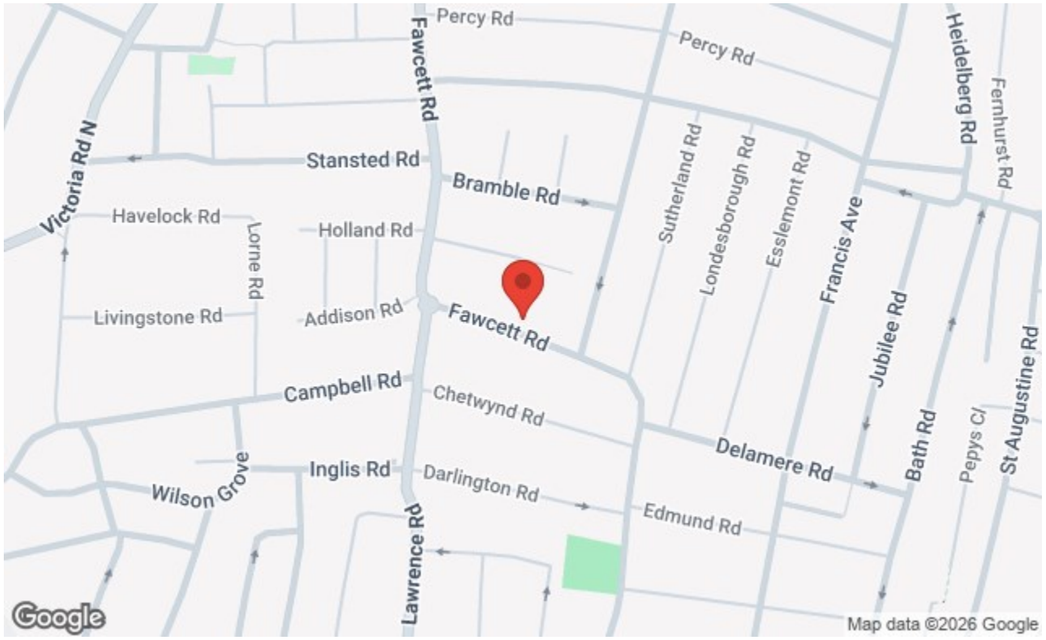




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£260,000

Fawcett Road, Southsea PO4 0DH

bernards THE ESTATE AGENTS



4 1 1

HIGHLIGHTS

- C3/C4 DUAL USE (FAMILY HOME OR HMO)
- LICENCED HMO
- GOOD SCHOOL CATCHMENT
- EPC C
- RESIDENTS PERMIT PARKING
- CHAIN FREE
- CLOSE TO TRANSPORT LINKS
- BAY AND FORECOURT
- LOW MAINTENANCE GARDEN
- CALL TO VIEW

** IDEAL FOR FAMILIES OR HMO INVESTORS, CHAIN FREE HOME OFFERED VACANT POSSESSION WITH C RATED EPC **

Situated in a popular residential area close to good schooling, this impressive end of terraced house is ideal as either a family home or HMO Investment with C3/C4 dual use planning. Offered CHAIN FREE with vacant possession, the property benefits from a low maintenance garden, residents permit parking, great transport links and local shops close by.

As you walk through the front door you are greeted by a good size lounge, a further ground floor room, currently used as a bedroom with double bed, good size kitchen and well appointed downstairs bathroom.

The 3 bedrooms on the first floor are all of a good size and comfortably accommodate a double bed and additional furniture. The property offers versatile accommodation and would make a wonderful investment or family home. If investing, the current owners have ensured it complies with ongoing regulations and kept the home in great condition. We highly recommend a viewing to appreciate the space and potential on offer.

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

PROPERTY INFORMATION

LOUNGE
13'9" x 13'3" (4.19m" x 4.04m")

BEDROOM 4
10'0" x 9'11" (3.05m" x 3.02m")

KITCHEN
11'0" x 8'5" (3.35m" x 2.57m")

BATHROOM
7'8" x 6'1" (2.34m" x 1.85m")

BEDROOM 1
14'6" x 11'1" (4.42m" x 3.38m")

BEDROOM 2
10'11" x 10'8" (3.33m" x 3.25m")

BEDROOM 3
10'10" x 8'3" (3.30m" x 2.51m")

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 proceedability whenever we submit an offer. Thank you.

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!









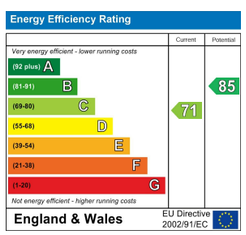












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Call today to arrange a viewing
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www.bernardsestates.co.uk