£190,000

Westfield Road, Southsea PO4 9ES

bernards
THE ESTATE AGENTS

2 1 2



HIGHLIGHTS

- TWO BEDROOM
- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- OPPORTUNITY TO MODERNISE
- GREAT INVESTMENT
- POPULAR LOCATION
- CLOSE TO AMENITIES
- SHORT WALK TO LOCAL PARKS
- CALL TO VIEW

** OPPORTUNITY TO ADD OWN STAMP ON CHAIN FREE HOUSE **

We are delighted to offer for sale this well proportioned terraced house in popular Westfield Road. The home is offered CHAIN FREE and is a great opportunity to modernise and create your ideal abode over time.

The traditional layout for the area comprises of two receptions rooms on the ground floor, used as a lounge and dining room, a good size kitchen with a family bathroom at the rear. On the first floor are two double bedrooms with a rear garden on hand as well. As mentioned, the property requires modernization and has been priced to reflect this.

The location is always popular with it offering good access to local parks, a parade of shops close by on Eastney Road and a short walk to the seafront. A great opportunity that is likely to attract early interest.

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











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PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM 1
14'3" x 13'3" (4.34m" x 4.04m")

RECEPTION ROOM 2
13'3" x 9'8" (4.04m" x 2.95m")

KITCHEN
10'4" x 9'10" (3.15m" x 3.00m")

BATHROOM
8'8" x 8'2" (2.64m" x 2.49m")

FIRST FLOOR

BEDROOM 1
13'0" x 13'1" (3.96m" x 3.99m")

BEDROOM 2
13'3" x 10'1" (4.04m" x 3.07m")

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.

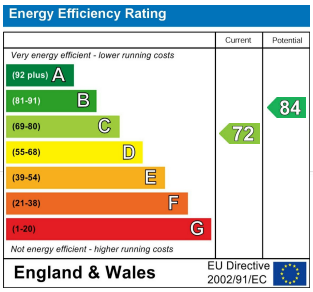
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.





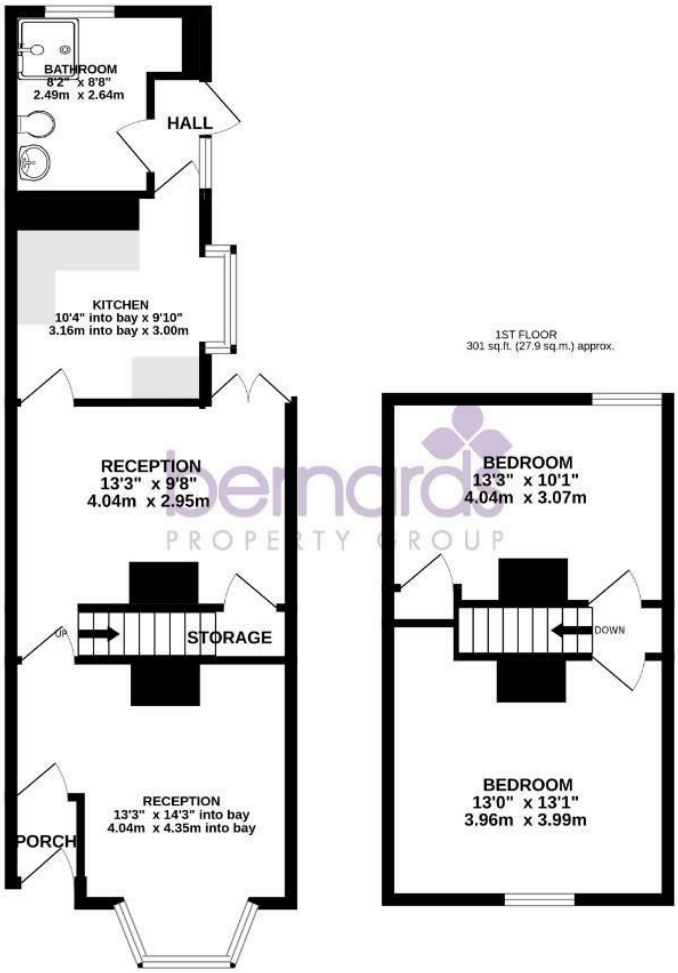






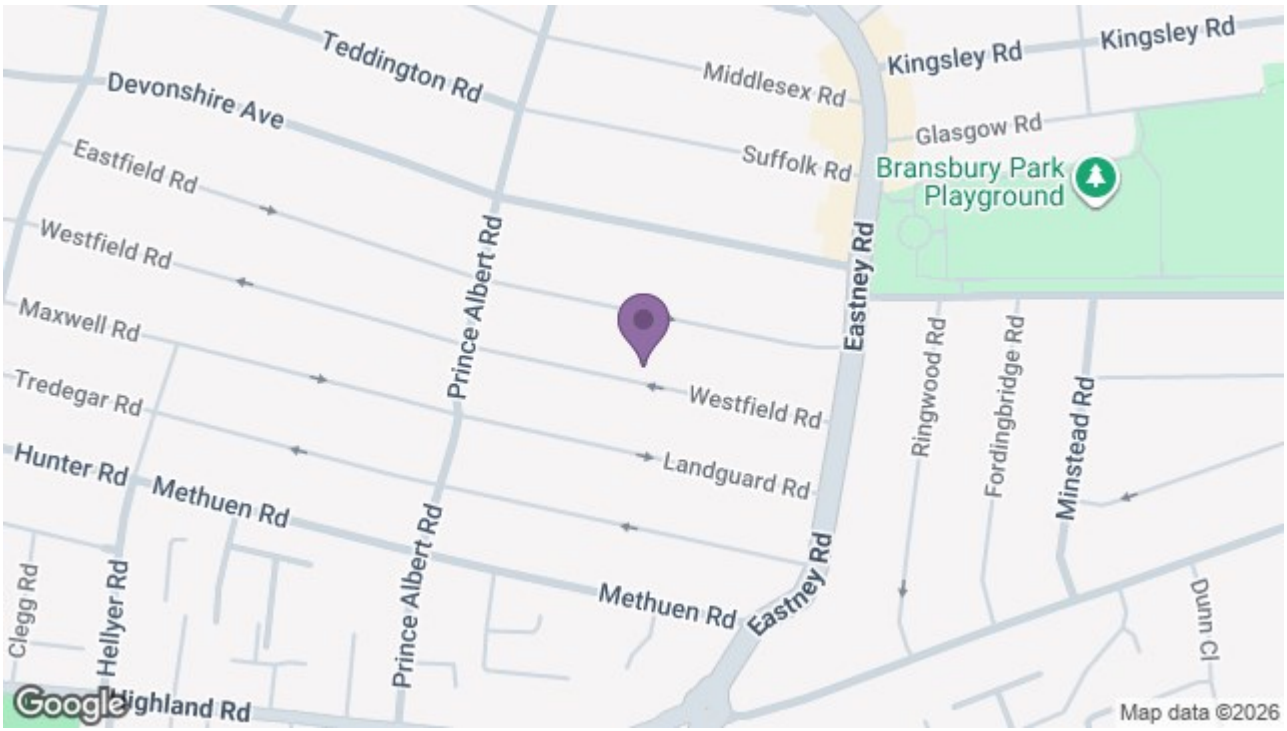
Scan here to see all our properties for sale and rent

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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