£240,000

Leopold Street, Southsea PO4 0JZ

bernards
THE ESTATE AGENTS

2 1 2

HIGHLIGHTS

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- FITTED KITCHEN
- OFF ALBERT ROAD
- IDEAL FIRST TIME BUY
- NO ONWARD CHAIN
- GREAT BUY TO LET
- CALL TO VIEW

** CHAIN FREE TERRACED HOUSE SITUATED IN CUL-DE-SAC JUST OFF ALBERT ROAD **

We are delighted to bring to market this smart terraced house, centrally located in Leopold Street. Offered CHAIN FREE, this property has operated as a great rental investment in recent times and is now available for another investor or FIRST TIME BUYER to get on the property ladder.

The accommodation comprises two reception rooms that leads to a well equipped kitchen at the rear and a bathroom positioned in the middle of the ground floor. Two double bedrooms occupy the first floor with a good size garden completing the accommodation on offer.

The location is hugely convenient with it being just off Albert Road and a cul-de-sac. You have access to central areas as well as a short distance to both the seafront and train station if needed for commuting. This is a great opportunity that should be explored as soon as possible.

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

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PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM
11'0" x 9'3" (3.35m" x 2.82m")

RECEPTION ROOM
12'6" x 10'5" (3.81m" x 3.18m")

BATHROOM
7'0" x 4'11" (2.13m" x 1.50m")

KITCHEN
14'3" x 7'11" (4.34m" x 2.41m")

FIRST FLOOR

BEDROOM 1
12'6" x 9'6" (3.81m" x 2.90m")

BEDROOM 2
12'6" x 8'10" (3.81m" x 2.69m")

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

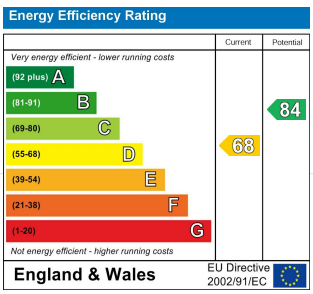
Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank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

Property Tenure
Freehold

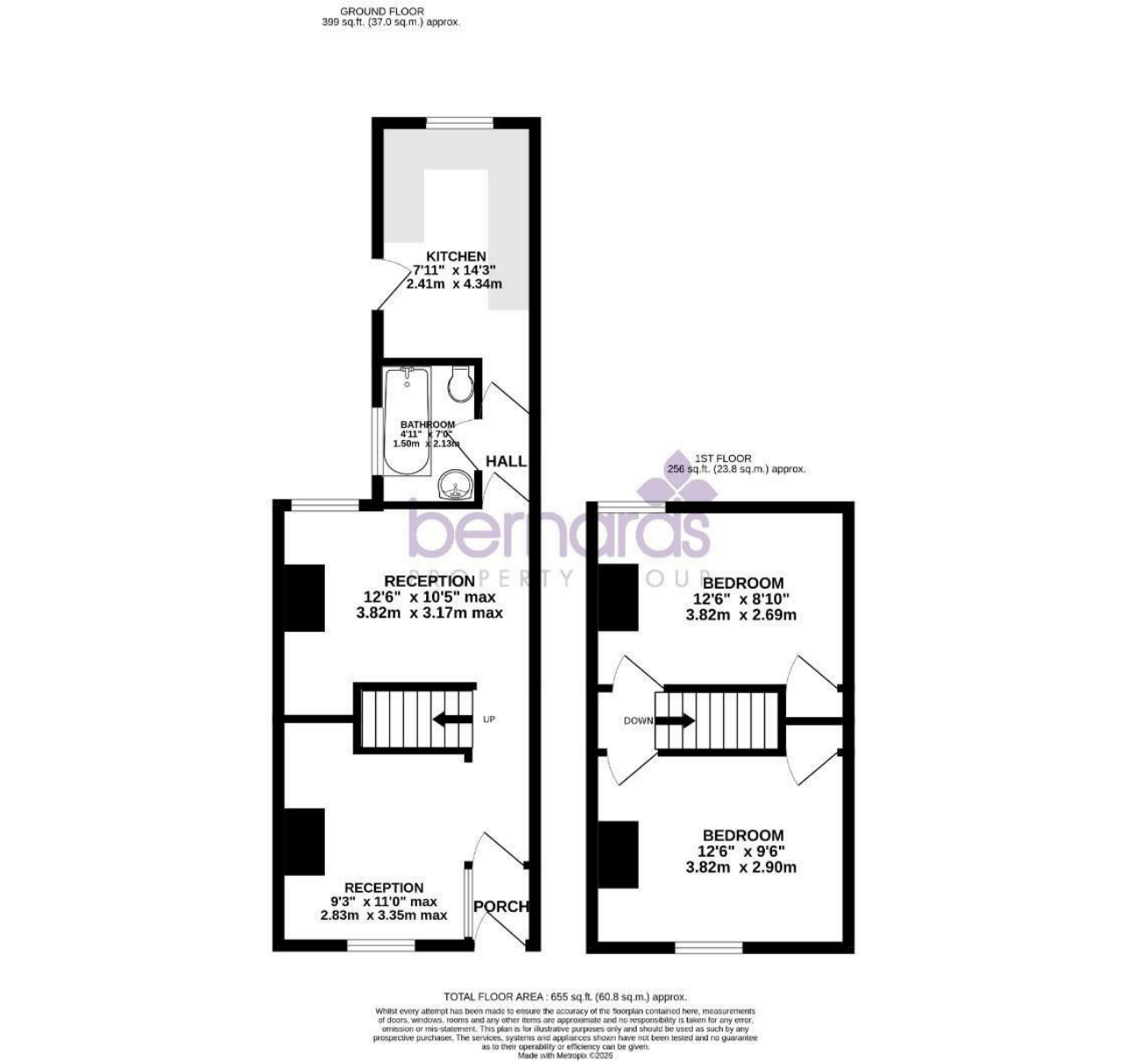
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that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

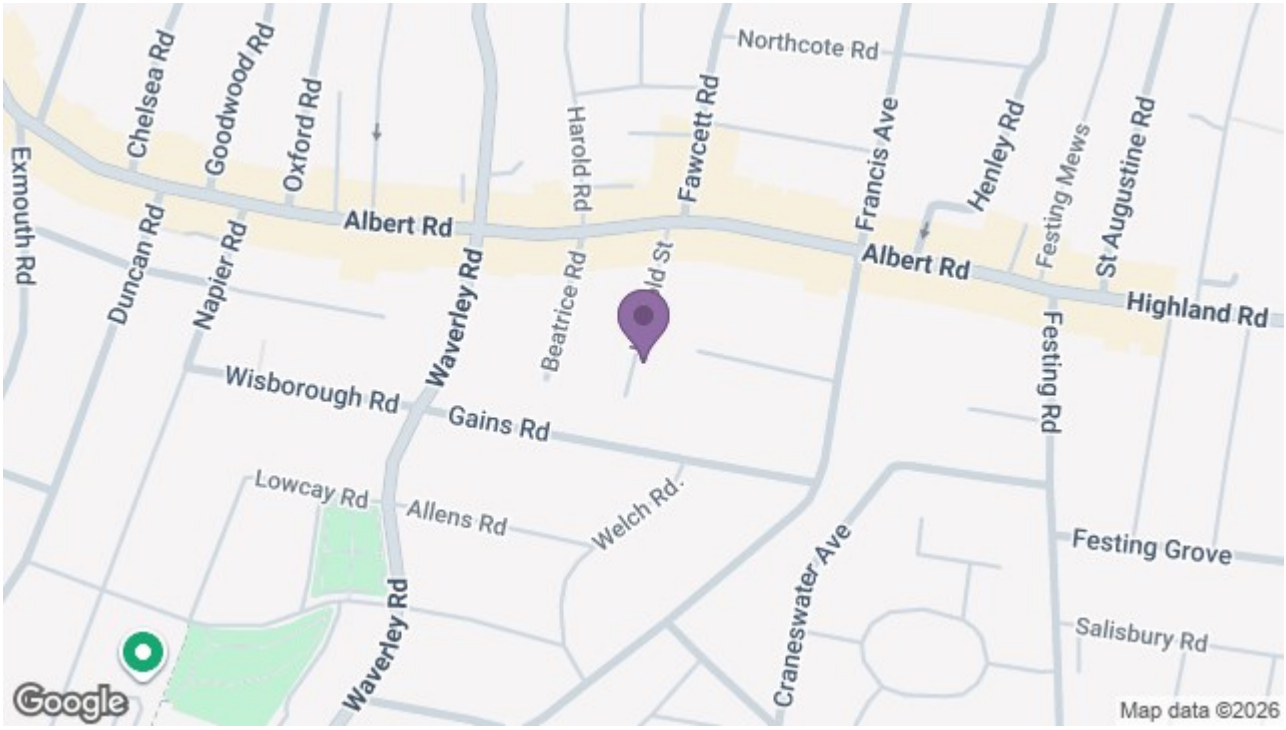
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!



Scan here to see all our properties for sale and rent





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