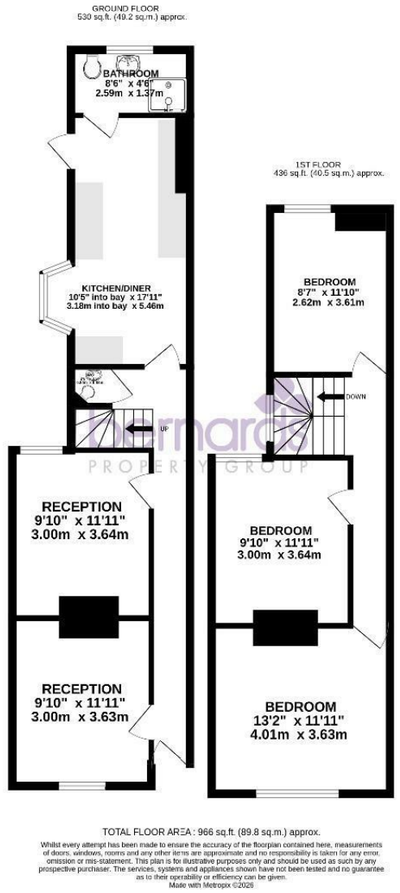
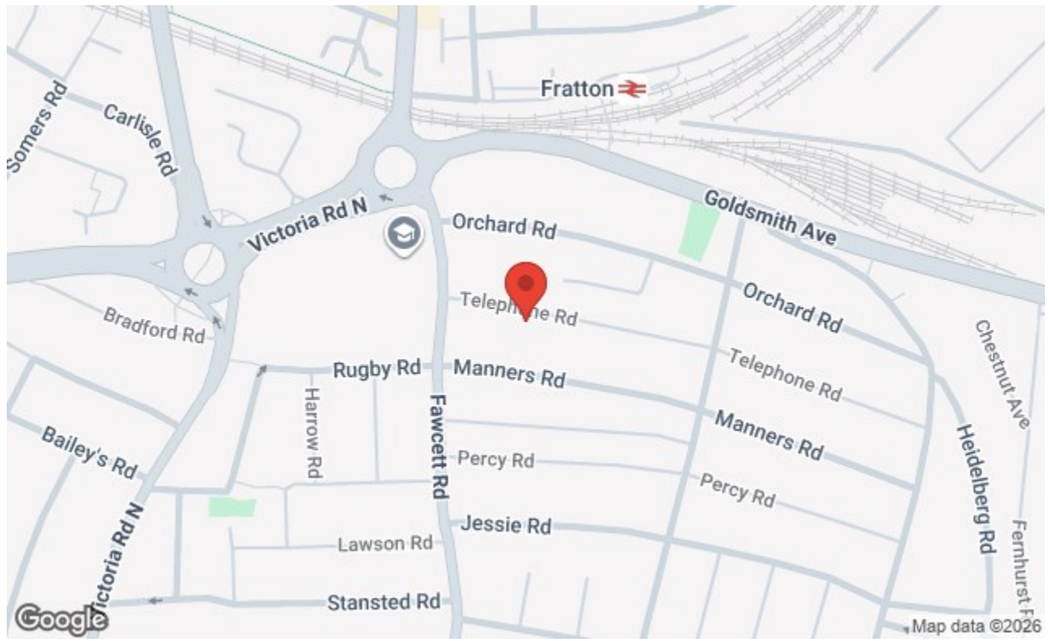




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£265,000

Telephone Road, Southsea PO4 0AY

bernards THE ESTATE AGENTS



4 1 1

HIGHLIGHTS

- THREE BEDROOM
- TERRACED HOUSE
- C3/C4 USAGE
- HMO OR FAMILY HOME
- £25,700 PER ANNUM
- RECENTLY REFURBISHED
- TURN KEY HOME
- SHORT WALK TO AMENITIES
- CLOSE TO TRAN STATION
- CALL TO VIEW

FOUR BEDROOM HMO OFFERED CHAIN FREE WITH C3/C4 USAGE CIRCA 9.3% YIELD

We are delighted to bring to market this four bedroom HMO offered chain free located in central Southsea with the added benefit of C3/C4 usage. This property can be a family home or continue as a four bedroom HMO offering a great opportunity to purchase a turn key property for any new buyer.

This home has been let previously as a HMO and has done for many years achieving a rental income of £25,700 pa (£2141 per month) with a circa 9.3% yield. Located on Telephone Road, this property is close to the university, amenities and Fratton train station providing a great central hub. A viewing is highly advised to appreciate the size and condition of this home.

The property comprises a large double bedroom and reception rooms at the front of the property, a sizeable kitchen diner with plenty of worktop and unit space along with the bathroom located at the back of the property. There is an additional w/c on the ground floor and completing lower level is a low maintenance south facing garden.

Upstairs you have three bedrooms, two of which are sizeable double bedrooms and the other is a comfortable single room. The property has undergone recent redecoration throughout with the kitchen and bathroom both being modernised in recent years allowing any new owner a clean and stylish home. The property can be sold with the furniture included.

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

PROPERTY INFORMATION

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.

LOUNGE
9'10" x 11'10" (3.00 x 3.63)

RECEPTION ROOM
9'10" x 11'11" (3.00 x 3.64)

KITCHEN/ DINER
10'5" x 17'10" (3.18 x 5.46)

BATHROOM
8'5" x 4'5" (2.59 x 1.37)

W/C

BEDROOM ONE
13'1" x 11'10" (4.01 x 3.63)

BEDROOM TWO
9'10" x 11'11" (3.00 x 3.64)

BEDROOM THREE
8'7" x 11'10" (2.62 x 3.61)









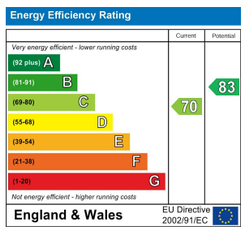












Scan here to see all our properties for sale and rent

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