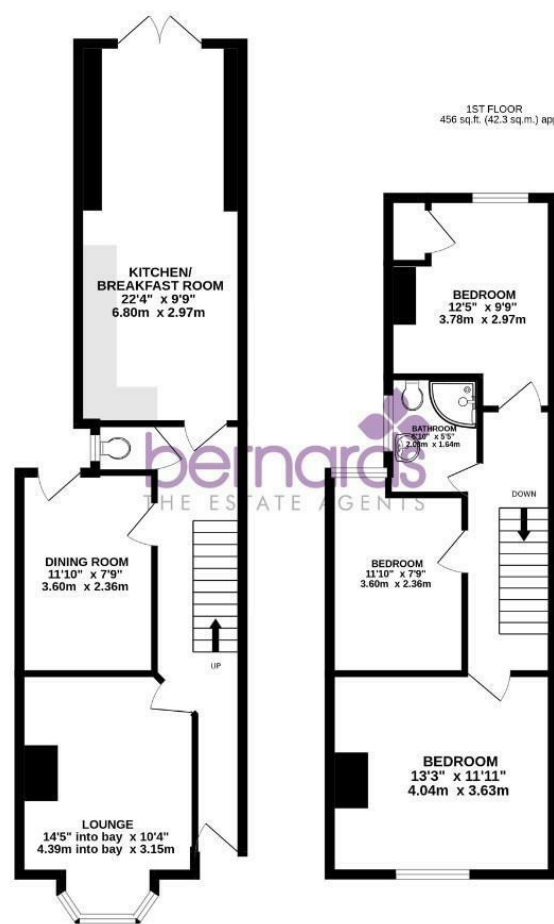


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

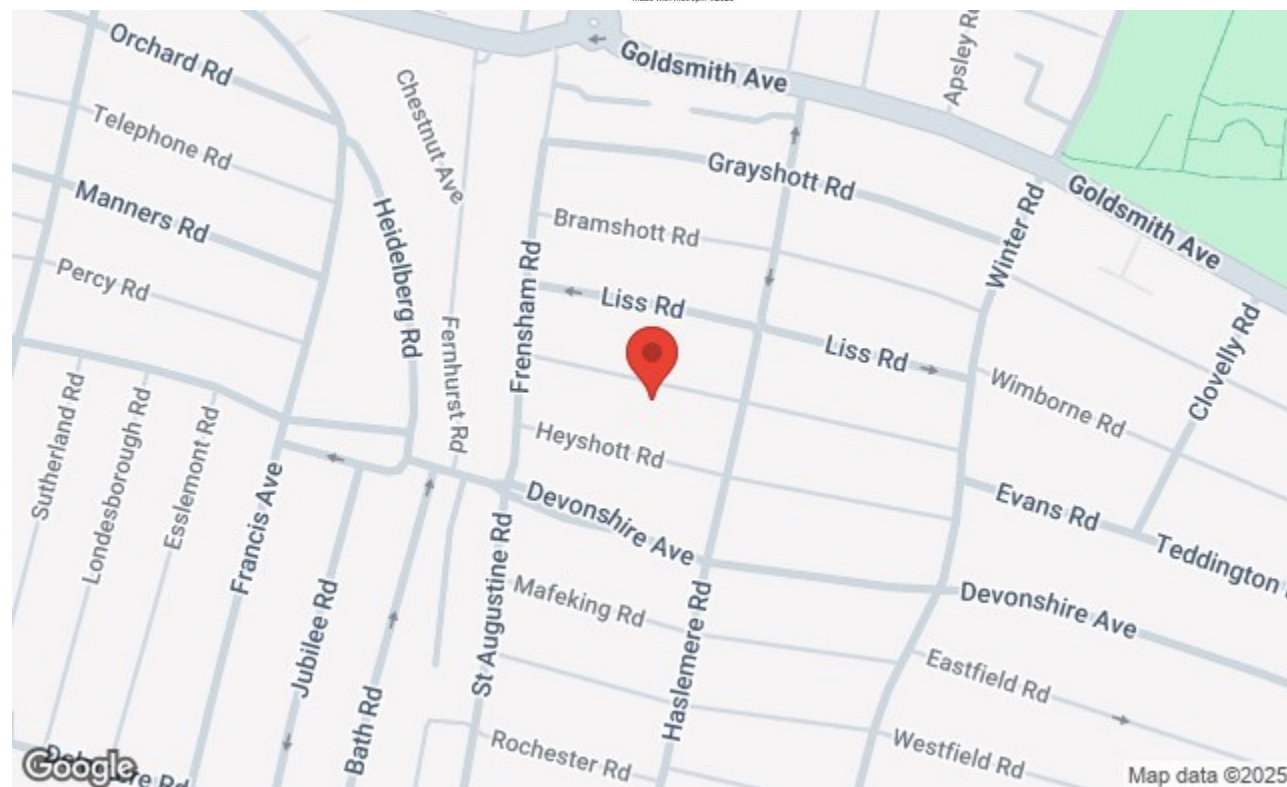


1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.

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THE ESTATE AGENTS

TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metronix i2025



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



FOR
SALE

£300,000

Empshott Road, Southsea PO4 8AU

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HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ SOUTH FACING GARDEN
- ❖ THREE BEDROOMS
- ❖ HUGE POTENTIAL
- ❖ OPEN PLAN KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ POPULAR LOCATION
- ❖ CURRENTLY 5-BED HMO
- ❖ POTENTIAL INVESTMENT

**** FANTASTIC INVESTMENT OPPORTUNITY -5 BED HMO ****

We are delighted to welcome to the market this 5 bedroom property, situated in a popular road between Devonshire Avenue and Goldsmith Avenue, this property presents a wonderful opportunity for a buyer to make it their own.

The ground floor consists of a large bay-fronted lounge, second separate reception room and an open kitchen/diner leading out to a South facing garden. Upstairs

boasts three spacious double bedrooms and a shower room.

Previously operating as a 5-bed HMO, this property is now vacant and has the licensing to continue operating as an investment or to be converted back into a family home. The tenants vacate this summer and have kept the property in a good condition for a new owner to add their stamp.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
14'4" x 10'4" (4.39 x 3.15)

DINING ROOM
11'9" x 7'8" (3.60 x 2.36)

KITCHEN/BREAKFAST ROOM
22'3" x 9'8" (6.80 x 2.97)

BEDROOM
13'3" x 11'10" (4.04 x 3.63)

BEDROOM
11'9" x 12'4" (3.60 x 3.78)

BEDROOM
12'4" x 9'8" (3.78 x 2.97)

BATHROOM
6'9" x 5'4" (2.08 x 1.64)

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

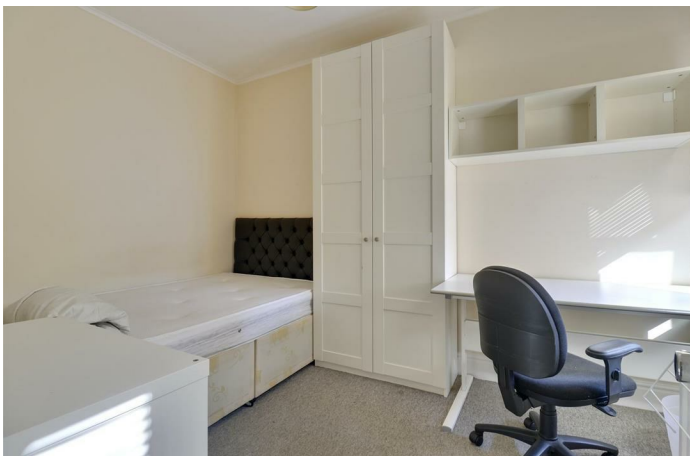
mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND B
Portsmouth City Council: 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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