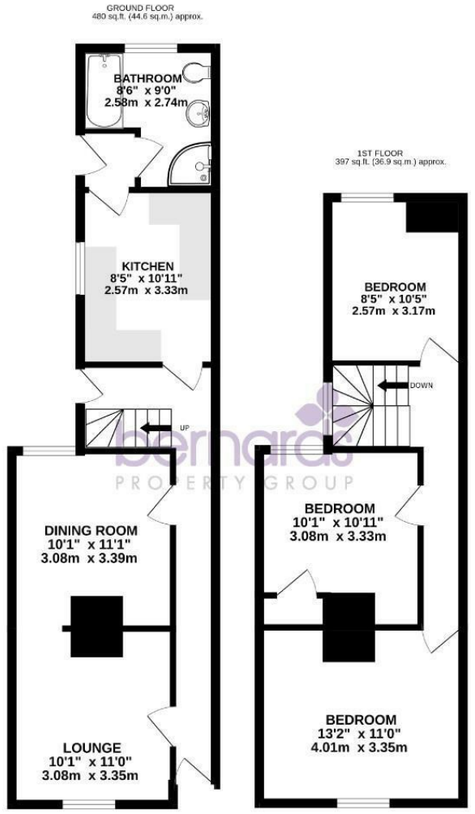
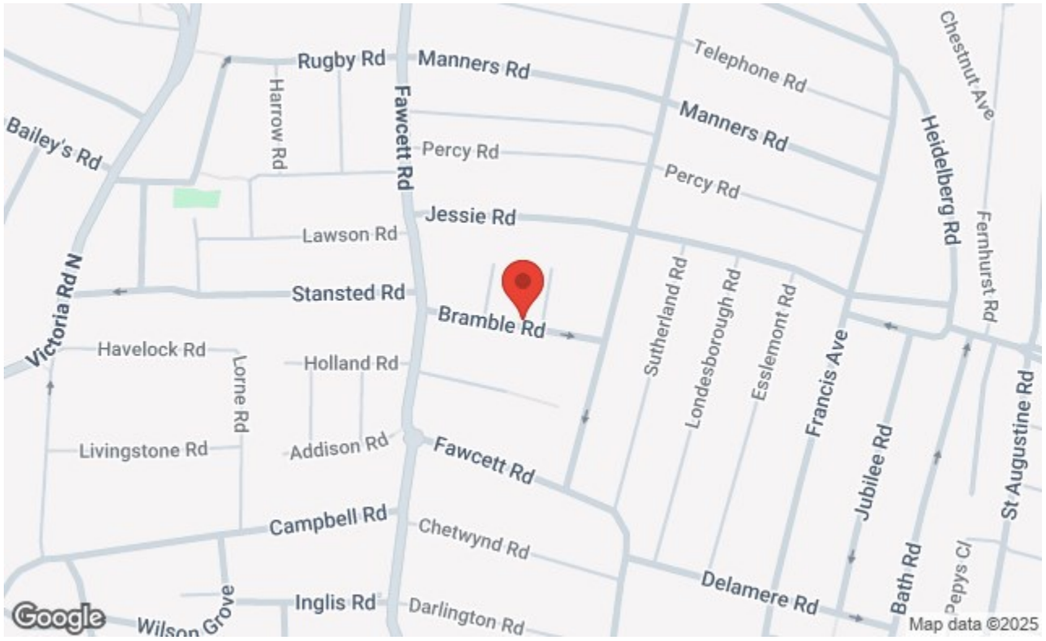




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£265,000

Bramble Road, Southsea PO4 0DT

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- TERRACED HOUSE
- 3 BEDROOMS
- 2 RECEPTION AREAS
- 4 PIECE BATHROOM
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- SHORT DISTANCE TO STATION
- CLOSE TO AMENITIES
- REAR GARDEN
- CALL TO VIEW

** SMART TERRACED HOUSE IDEAL FOR FIRST TIME BUYER IN CONVENIENT LOCATION **

We are pleased to bring to market this terraced house in Bramble Road, tucked just off Fawcett Road and offering great access to the station and central areas.

The accommodation comprises two reception areas on the ground floor, ideal for a lounge and dining areas as you wish. The kitchen sits near the rear of the property giving access to the garden with a large 4 piece bathroom suite also on hand. The first floor has 3 generous bedrooms, ideally if you have little ones or need a work from home space

This is a great opportunity for a First Time Buyer or young family looking for a good size home to grow into over time. Please call us to arrange an internal viewing.

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

PROPERTY INFORMATION

GROUND FLOOR

LOUNGE AREA
10'1" x 11'0" (3.07m" x 3.35m")

DINING AREA
10'1" x 11'0" (3.07m" x 3.35m")

KITCHEN
10'11" x 8'5" (3.33m" x 2.57m")

BATHROOM
9'0" x 8'6" (2.74m" x 2.59m")

FIRST FLOOR

BEDROOM 1
13'2" x 11'0 (4.01m" x 3.35m)

BEDROOM 2
10'11" x 10'1" (3.33m" x 3.07m")

BEDROOM 3
10'5" x 8'5" (3.18m" x 2.57m")

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.

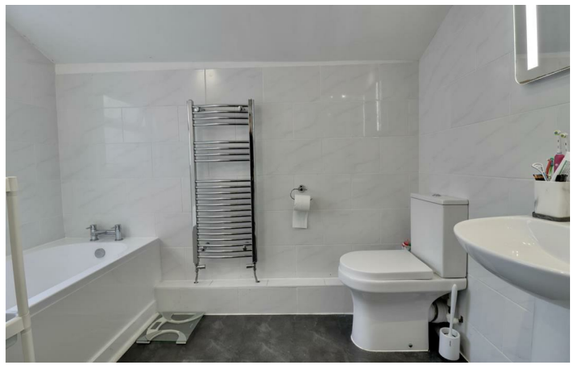
PROPERTY TENURE
Freehold

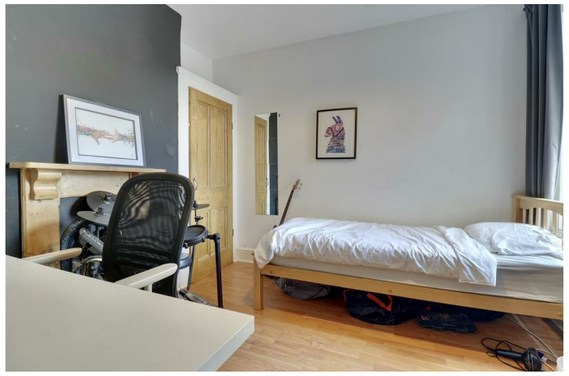
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

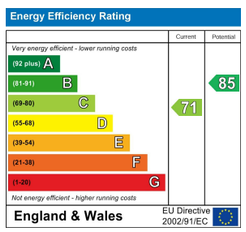
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that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