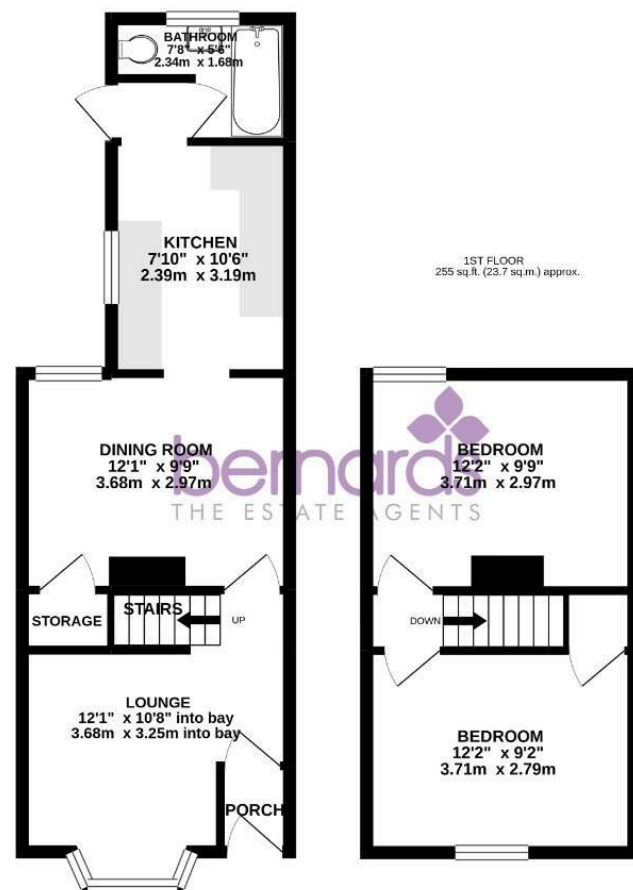
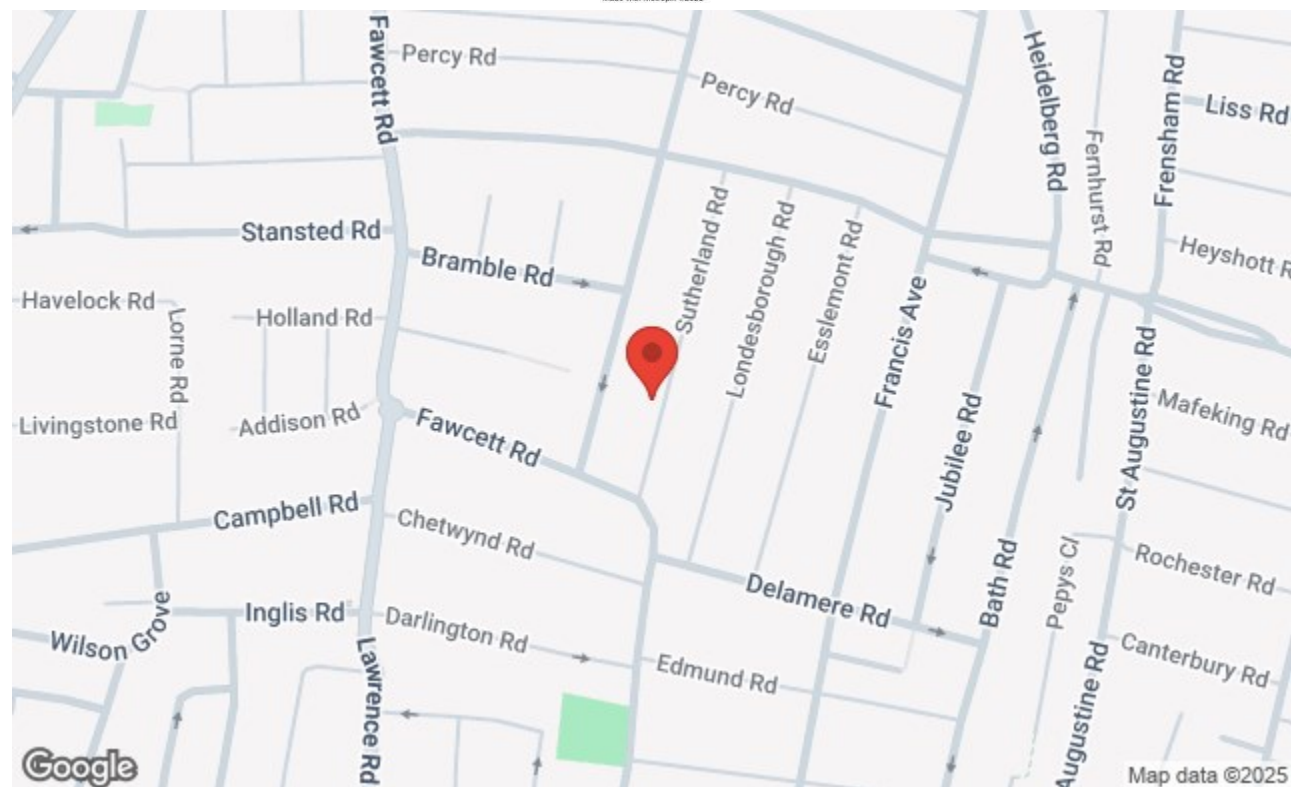


GROUND FLOOR
391 sq ft. (36.3 sq.m.) approx.



1ST FLOOR
255 sq ft. (23.7 sq.m.) approx.

TOTAL FLOOR AREA - 646 sq ft. (60.0 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£250,000

Sutherland Road, Southsea PO4 0EY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN & BATHROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO TRAIN STATION
- ❖ CENTRAL SOUTHSEA
- ❖ CLOSE TO ALBERT ROAD
- CALL TO VIEW

TWO BEDROOM TERRACED HOUSE IN CENTRAL SOUTHSEA

We are delighted to bring to market this beautiful two bedroom terraced house in central Southsea, located on Sutherland Road.

As you enter the property you are greeted by a light and airy living room which sets the tone for the rest of the home. There is an additional reception/ dining room along with the fitted kitchen and bathroom to the rear of the property, both of which have been replaced in the

last couple of years. Completing the ground floor is a low maintenance garden. Upstairs there are two good size double bedrooms.

The property underwent a large renovation a couple of years ago with the kitchen and being replaced as well as the entire home being redecorated. This is an ideal purchase for a first time buyer or investor.

This is not one to be missed, call to view.

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.

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

12'1" x 10'8" into bay (3.68m x 3.25m into bay)

DINING ROOM

12'1" x 9'9" (3.68m x 2.97m)

KITCHEN

10'5" x 7'10" (3.18m x 2.39m)

BATHROOM

7'8" x 5'6" (2.34m x 1.68m)

BEDROOM ONE

12'2" x 9'2" (3.71m x 2.79m)

BEDROOM TWO

12'2" x 9'9" (3.71m x 2.97m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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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