£175,000

Lawson Road, Southsea PO5 1SD

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- LINK DETACHED HOUSE
- 1 BEDROOM
- OPEN PLAN KITCHEN
- FIRST FLOOR SHOWER ROOM
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- CLOSE TO STATION
- CENTRALLY LOCATED
- WELL PRESENTED
- CALL TO VIEW

** UNIQUE 1 BEDROOM LINK DETACHED HOUSE IDEAL FOR A FIRST TIME BUYER **

We are delighted to bring to market this unique link detached house in Lawson Road. Ideal for a FIRST TIME BUYER or INVESTOR, this freehold unit offers a great investment opportunity or first step on the property ladder for the next lucky owner

The accommodation comprises an open plan sociable lounge / kitchen with a bedroom and shower room on the first floor with good size cupboard for storage. The current owner has made some improvements in the time he has owned the home and has created a lovely abode.

The location is very convenient with short distances to Albert Road, the train station and central areas for shopping, socializing and enjoy the vibrant Southsea scene with friends. A great opportunity that should attract a lot of early interest

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











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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE / KITCHEN
12'6" x 14'4" (3.81m" x 4.37m")

FIRST FLOOR

BEDROOM
12'6" x 14'4" max (3.81m" x 4.37m" max)

SHOWER ROOM
6'5" x 4'9" (1.96m" x 1.45m")

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
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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.

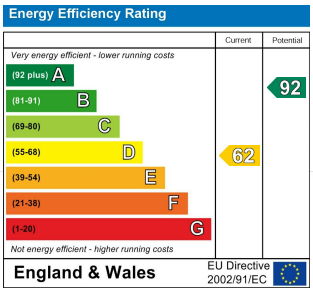
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection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





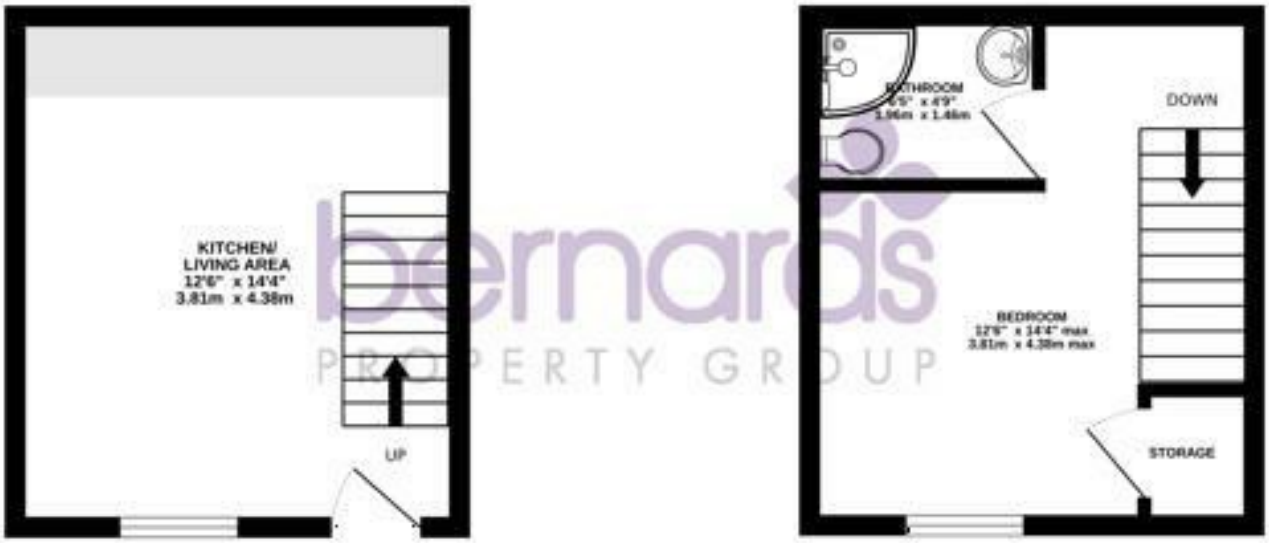




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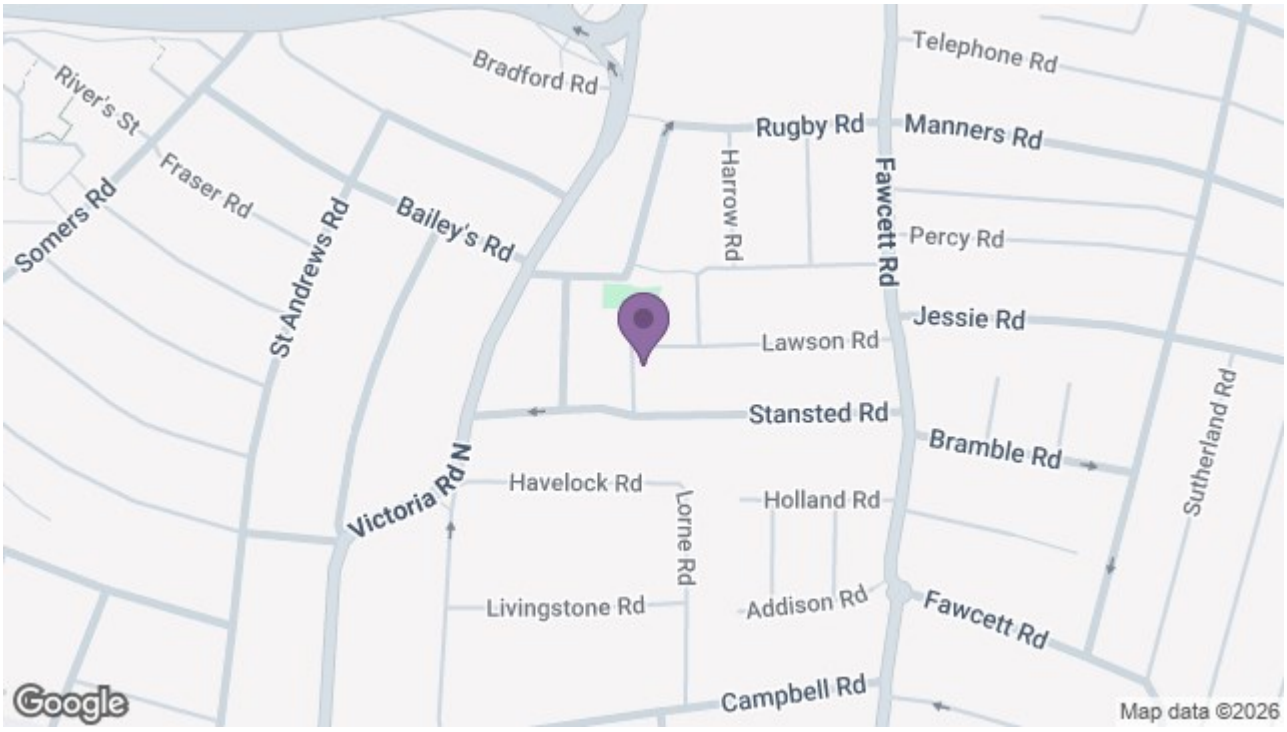
GROUND FLOOR
179 sq.ft. (16.7 sq.m.) approx.

1ST FLOOR
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 359 sq.ft. (33.3 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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