

£238,500

Landguard Road, Southsea PO4 9DT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ SOUGHT AFTER LOCATION
- ❖ BEAUTIFULLY PRESENTED
- ❖ CLOSE TO BRANSBURY PARK
- ❖ TWO RECEPTION ROOMS
- ❖ IDEAL FIRST TIME BUY
- ❖ TERRACED HOUSE
- ❖ LOW MAINTENANCE GARDEN
- ❖ GROUND FLOOR BATHROOM
- ❖ CALL TO VIEW

** TERRACED HOUSE OFFERED IN POPULAR LOCATION **

We are delighted to offer for sale this beautifully presented two bedroom terraced house in Landguard Road. Located in a popular residential area, this home presents a wonderful opportunity for a first time buy.

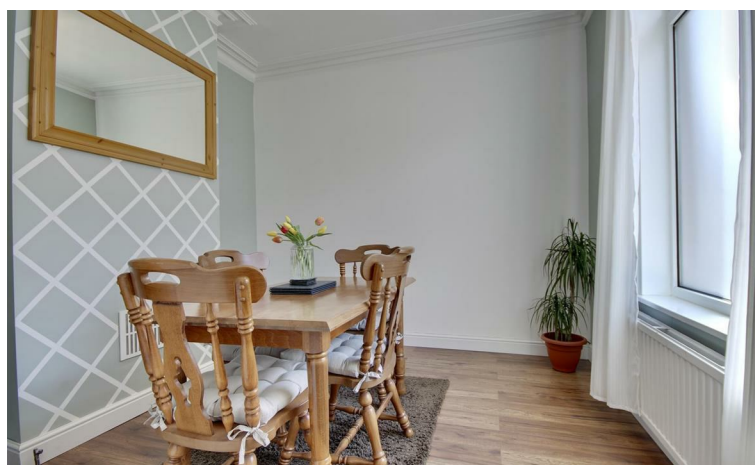
Downstairs consists of two large

reception rooms, a well equipped modern kitchen and bathroom with a generously sized garden at the rear. Upstairs holds two double bedrooms, both offering an abundance of space.

The location is very popular with both owners and investors and gives great access back into central Southsea, the seafront and Eastney.

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





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PROPERTY INFORMATION

DINING ROOM

10'2" x 10' (3.10m x 3.05m)

LOUNGE

13'2" x 10'9" (4.01m x 3.28m)

KITCHEN

13' x 8'11" (3.96m x 2.72m)

BATHROOM

9'3" x 5'7" (2.84 x 1.72)

BEDROOM ONE

13'2" x 10'2" (4.01m x 3.10m)

BEDROOM TWO

13'2" x 10'10" (4.01m x 3.30m)

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

The local authority is Portsmouth city Council.

BAND :B

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!

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

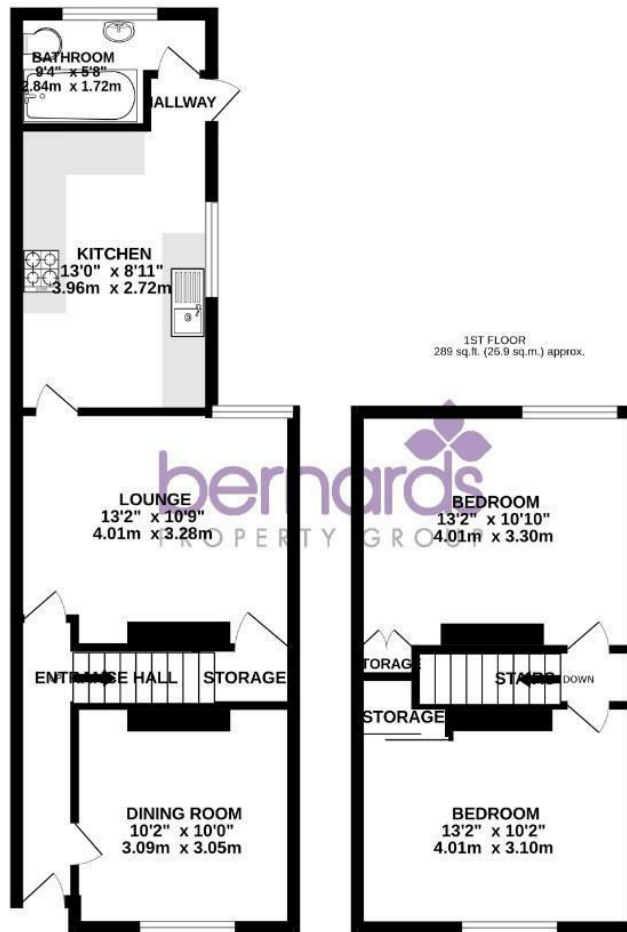
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



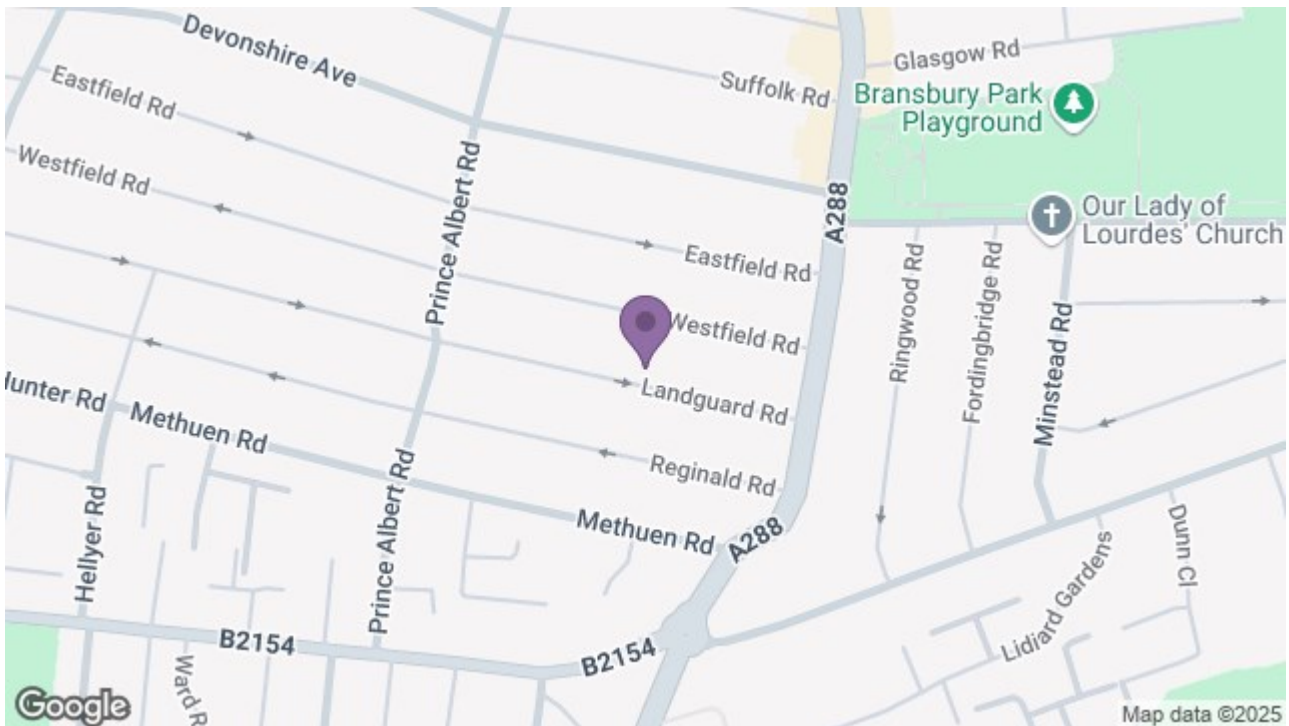
GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.

TOTAL FLOOR AREA : 737 sq.ft. (68.5 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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