



TOTAL FLOOR AREA: 937 sq.ft. (87.1 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. Made with Metropix 6/2023



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 t: 02392 864 974



FOR SALE

£325,000

Fawcett Road, Southsea PO4 0DH

bernards
 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ INVESTMENT OPPORTUNITY
- ❖ END OF TERRACE HOUSE
- ❖ C3/4 DUAL USE
- ❖ CURRENTLY OCCUPIED
- ❖ 4 BEDROOMS OVER 2 FLOORS
- ❖ LOUNGE
- ❖ KITCHEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ POPULAR LOCATION

**** INVESTMENT OPPORTUNITY IN POPULAR AREA ****

Situated in a popular residential area, this impressive end of terrace house offers the perfect investment. Currently occupied as a student let, the property benefits from C3/4 dual use which has been recently newly approved. The owner has ensured it complies with ongoing regulations and has kept the home in very good condition

As you walk through the front door, you're greeted by a nice size lounge, ideal for a communal area for multiple tenants. A ground floor bedroom is then followed by a nice size kitchen

and a well appointed downstairs bathroom.

The three bedrooms on the first floor are all of a good size and can comfortably house a double bed. This makes it a wonderful investment and has proved to be just that for the owners.

Details of the current rental incomes can be shared on enquiry so please reach out to us early for this great opportunity. The home also benefits from an Energy Performance Rating C which only enhances the appeal of this investment.

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



PROPERTY INFORMATION

LOUNGE

13'9" x 13'3" (4.19m" x 4.04m")

BEDROOM 4

10'0" x 9'11" (3.05m" x 3.02m")

KITCHEN

11'0" x 8'5" (3.35m" x 2.57m")

BATHROOM

7'8" x 6'1" (2.34m" x 1.85m")

BEDROOM 1

14'6" x 11'1" (4.42m" x 3.38m")

BEDROOM 2

10'11" x 10'8" (3.33m" x 3.25m")

BEDROOM 3

10'10" x 8'3" (3.30m" x 2.51m")

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 D

Portsmouth City Council: £1279.12
Police & Crime Commissioner: £165.46
Combined Fire Authority: £63.84
Total: £1508.42

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.

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!



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC



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