











# **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 owners. 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

Details of the current rental incomes can be shared on enquiry so please reach out to us early for this grat 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

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")

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

Bernards Estate agents have a put forward an offer without the AML check being completed

### COUNCIL TAX BAND D

Portsmouth City Council: £1279.12 Police & Crime Total: £1508.42

#### OFFER CHECK PROCEDURE -

to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer.

#### **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**

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 Commissioner: £165.46 arrange mortgages and protection Combined Fire Authority: £63.84 for anyone, regardless of who they are buying and selling through.

If you're looking for advice on If you are considering making an borrowing power, what interest offer for this or any other property rates you are eligible for, we are marketing, please make submitting an agreement in early contact with your local office principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!











**AD**®

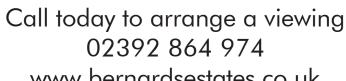




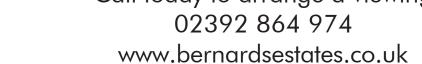




















BEDROOM 3

10'10" x 8'3" (3.30m" x 2.51m") ANTI-MONEY LAUNDERING

legal obligation to complete antimoney 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 We have a team of advisors proof of name document is required. Please note we cannot



Thank you.

