

£275,000

Lidiard Gardens, Southsea PO4 9LE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ TERRACED HOUSE
- ❖ ALLOCATED PARKING
- ❖ NEW BATHROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ CONSERVATORY
- ❖ QUIET CUL-DE-SAC
- ❖ CLOSE TO SEAFRONT
- ❖ CLOSE TO LOCAL PARK
- ❖ CALL TO VIEW

** POPULAR CUL-DE-SAC LOCATION WITH ALLOCATED PARKING **

We are pleased to bring to market this two bedroom terraced house in the ever popular Lidiard Gardens. Boasting private parking, two double bedrooms and a beautiful low-maintenance garden, this presents a brilliant opportunity for a first time buy.

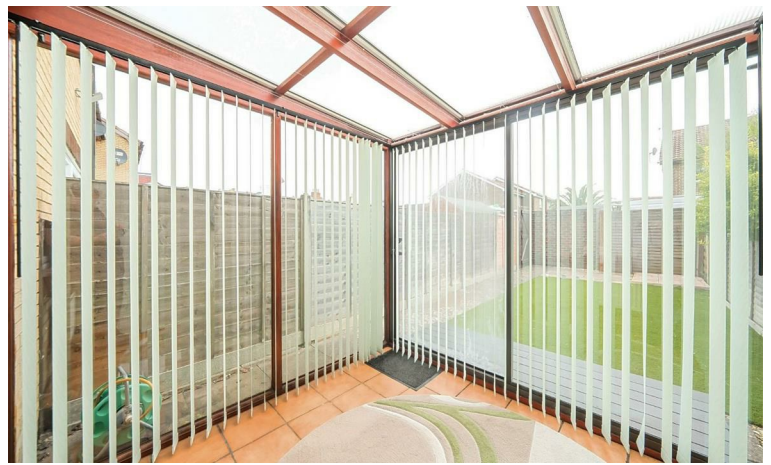
The ground floor consists of a kitchen at the front of the home, and a generously sized lounge at the rear with

a conservatory leading to the garden. Moving upstairs you will find two double bedrooms, both offering an abundance of built in wardrobe space and separated by the new family bathroom.

Nestled away in a quiet cul-de-sac, the location offers a peaceful environment whilst still conveniently close to the seafront, Eastney Village and Bransbury Park.

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





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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!

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.

Living Room

13'9" x 11'9" (4.21 x 3.59)

Kitchen

10'11" x 5'10" (3.33 x 1.78)

Conservatory

7'9" x 7'11" (2.37 x 2.42)

Bedroom One

11'9" x 8'11" (3.60 x 2.73)

Bedroom Two

9'1" x 8'7" (2.77 x 2.64)

Bathroom

6'4" x 5'8" (1.95 x 1.73)



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		

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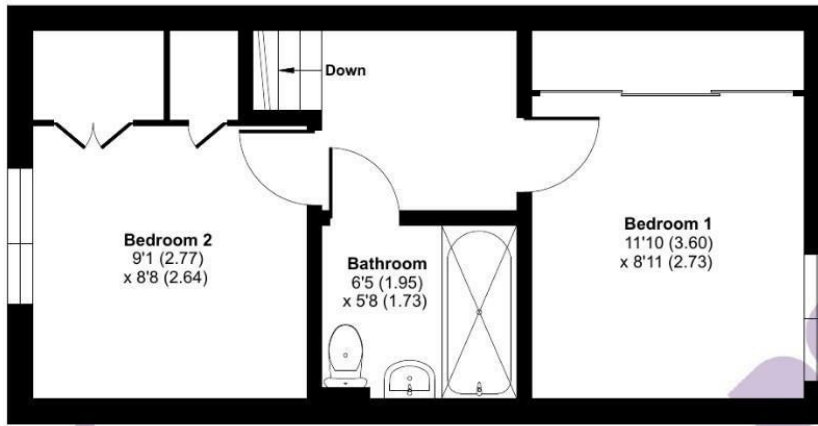
Lidiard Gardens, Southsea, PO4

Approximate Area = 680 sq ft / 63.1 sq m

Outbuilding = 6 sq ft / 0.5 sq m

Total = 686 sq ft / 63.6 sq m

For identification only - Not to scale

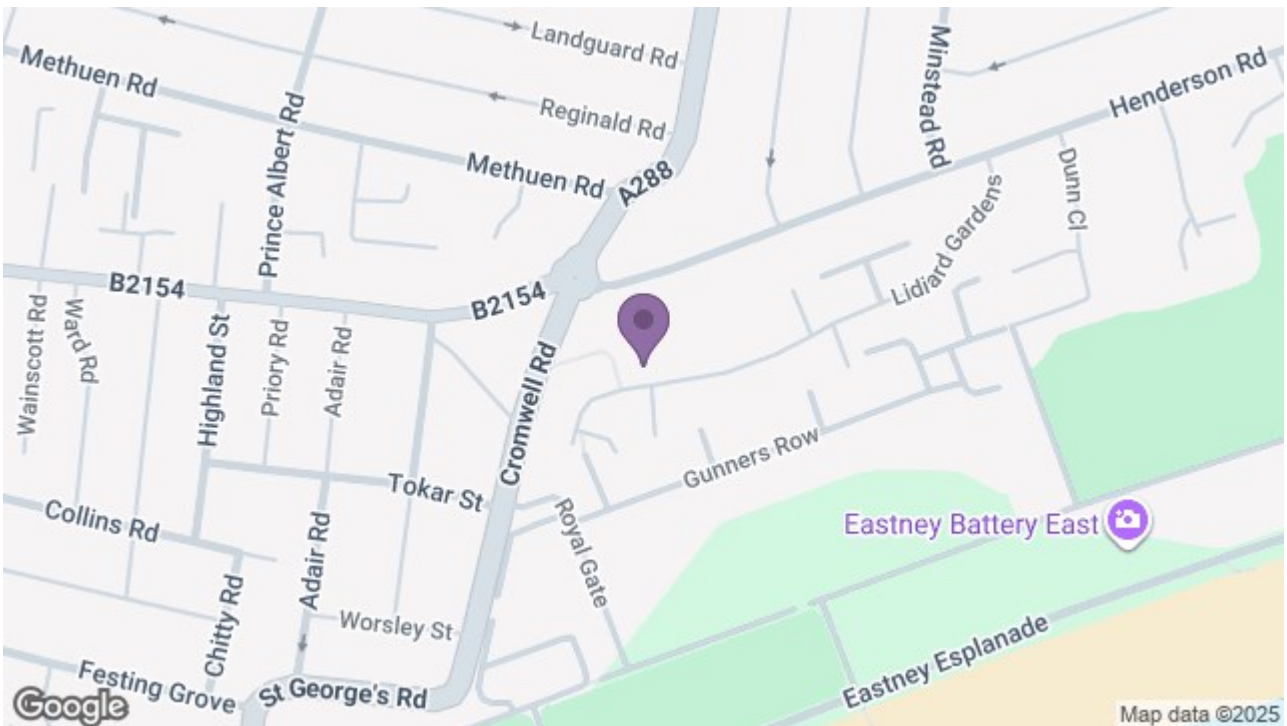


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331788



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