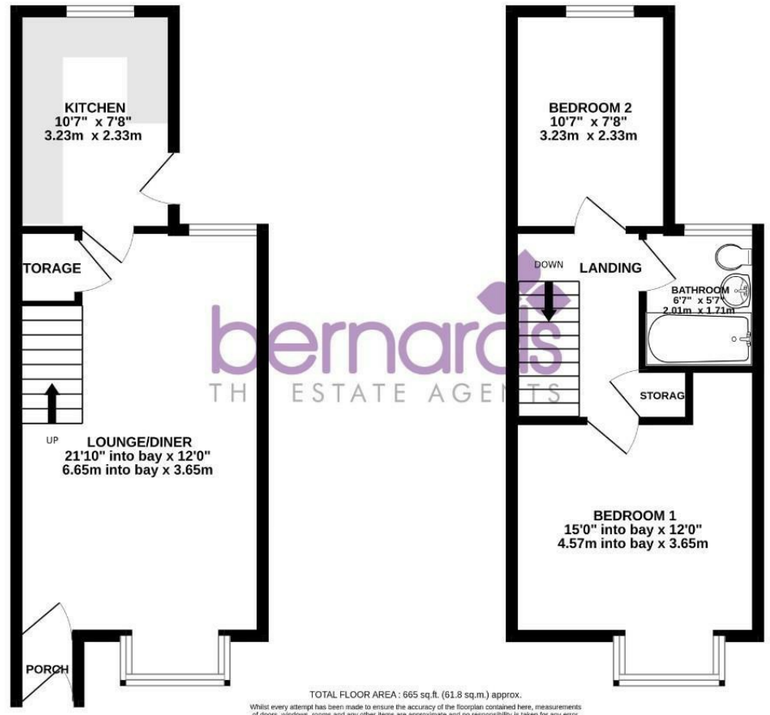
GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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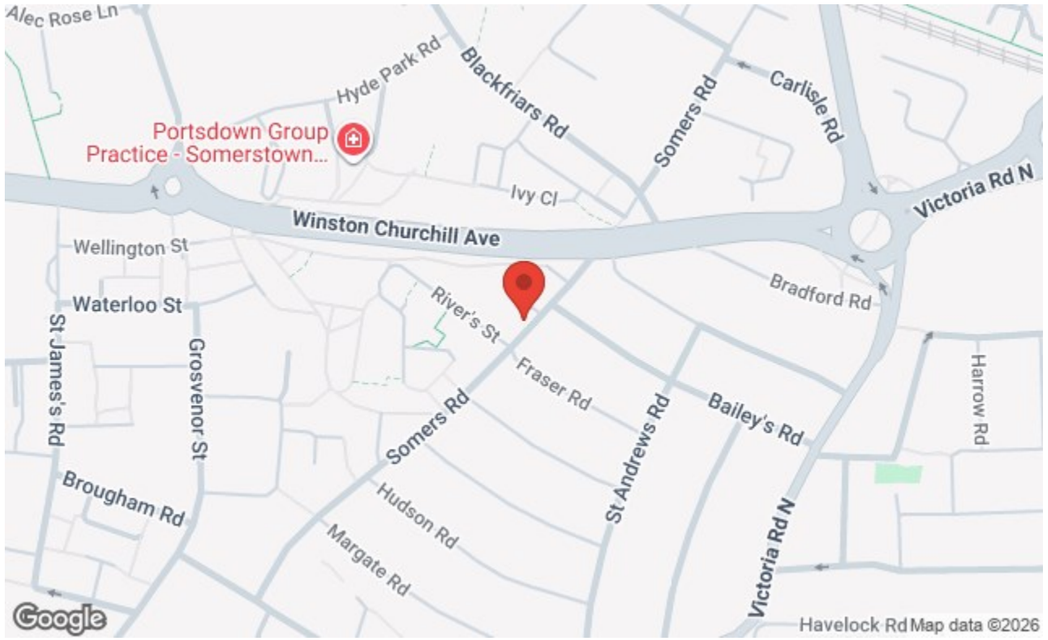

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HIGHLIGHTS

- END OF TERRACE HOUSE
- TWO DOUBLE BEDROOMS
- LOUNGE/ DINER
- REAR GARDEN
- FIRST FLOOR BATHROOM
- OFF ROAD PARKING
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- GOOD ACCESS LINKS
- CALL TO VIEW

** MODERN END OF TERRACED HOUSE WITH ALLOCATED PARKING SPACE**

We are delighted to bring to market this modern end of terraced home in Somers Road. Offered CHAIN FREE, this great house provides a wonderful opportunity for either a FIRST TIME BUYER or INVESTOR looking for something to move straight into.

The accommodation comprises a spacious lounge diner, fitted kitchen, two double bedrooms and a first floor bathroom. The home is in good decorative order and also comes with ALLOCATED PARKING SPACE and a pleasant garden with rear pedestrian access. The property has recently been redecorated so is a turn key property for any new buyer.

The location is very convenient with great access to the train station, central locations and a local conveniences. With no onward chain, we recommend an early viewing to avoid disappointment.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE / DINER
21'10" x 12'0" max (6.65m" x 3.66m" max)

KITCHEN
10'7" x 7'8" (3.23m" x 2.34m")

BEDROOM ONE
15'0" x 12'0" (4.57m" x 3.66m")

BEDROOM TWO
10'7" x 7'8" (3.23m" x 2.34m")

BATHROOM
6'7" x 5'7" (2.01m" x 1.70m")

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 A
Portsmouth City Council: BAND A

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.

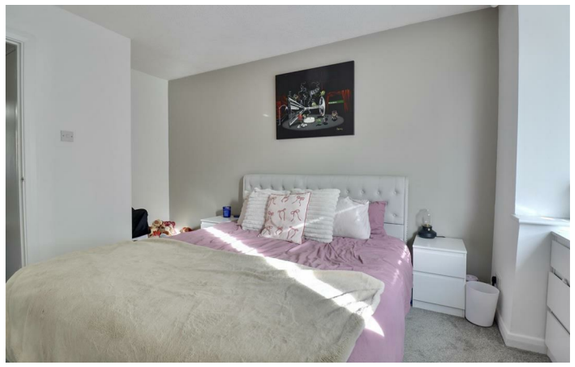
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

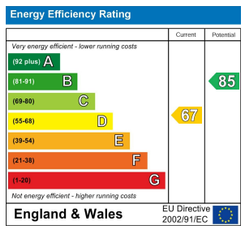
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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!

PROPERTY TENURE
Freehold





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