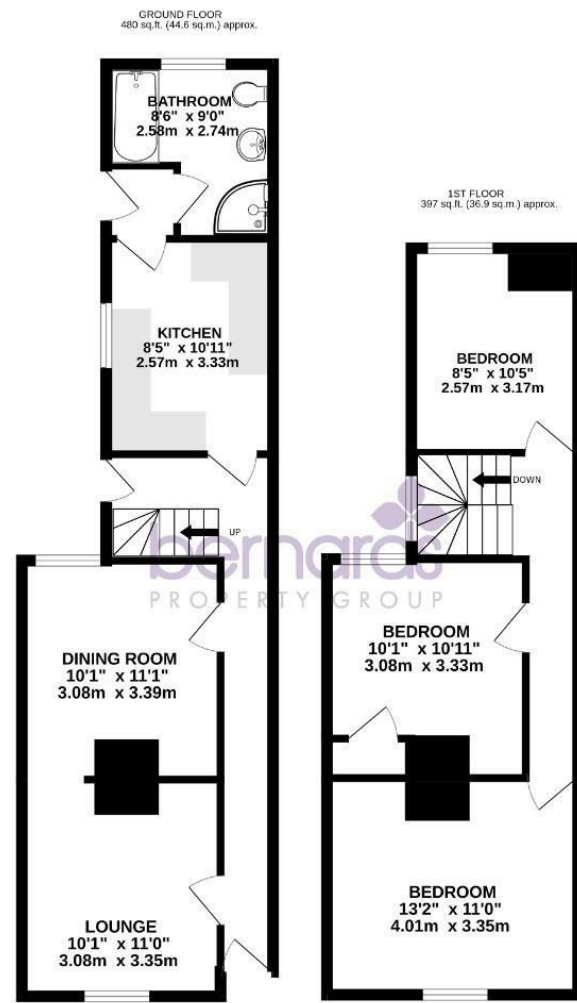


FOR SALE

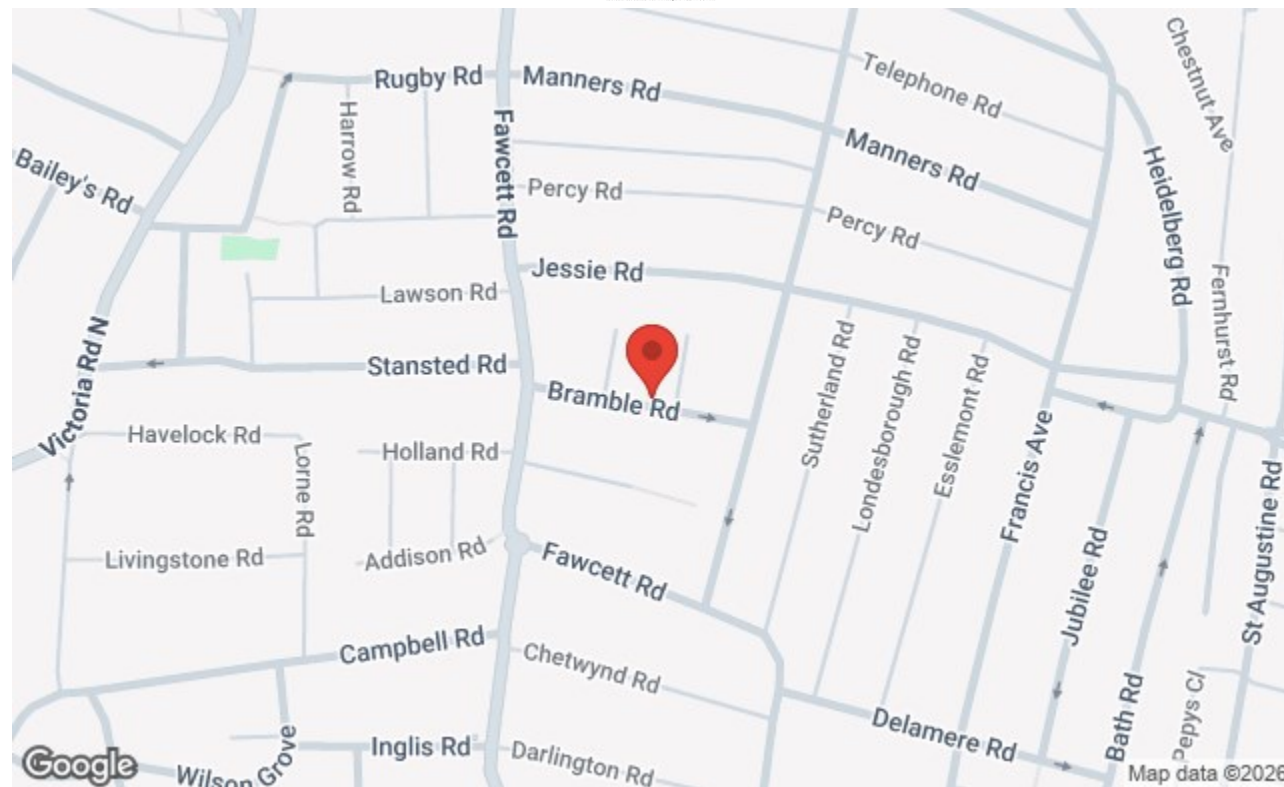
Offers In Excess Of £255,000

Bramble Road, Southsea PO4 0DT

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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-measurement. 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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3 1 2

HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ 2 RECEPTION AREAS
- ❖ 4 PIECE BATHROOM
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ SHORT DISTANCE TO STATION
- ❖ CLOSE TO AMENITIES
- ❖ REAR GARDEN
- ❖ CALL TO VIEW

\*\* SMART TERRACED HOUSE IDEAL FOR FIRST TIME BUYER IN CONVENIENT LOCATION \*\*

We are pleased to bring to market this terraced house in Bramble Road, tucked just off Fawcett Road and offering great access to the station and central areas.

The accommodation comprises two reception areas on the ground floor, ideal for a lounge and dining areas as you wish. The kitchen sits near the rear of the property giving access to the garden with a large 4

piece bathroom suite also on hand. The first floor has 3 generous bedrooms, ideally if you have little ones or need a work from home space

This is a great opportunity for a First Time Buyer or young family looking for a good size home to grow into over time. Please call us to arrange an internal viewing.

8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



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



# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE AREA

10'1" x 11'0" (3.07m" x 3.35m")

### DINING AREA

10'1" x 11'0" (3.07m" x 3.35m")

### KITCHEN

10'11" x 8'5" (3.33m" x 2.57m")

### BATHROOM

9'0" x 8'6" (2.74m" x 2.59m")

## FIRST FLOOR

### BEDROOM 1

13'2" x 11'0" (4.01m" x 3.35m)

### BEDROOM 2

10'11" x 10'1" (3.33m" x 3.07m")

### BEDROOM 3

10'5" x 8'5" (3.18m" x 2.57m")

## 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 B

## 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.

## PROPERTY TENURE

Freehold

## 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.

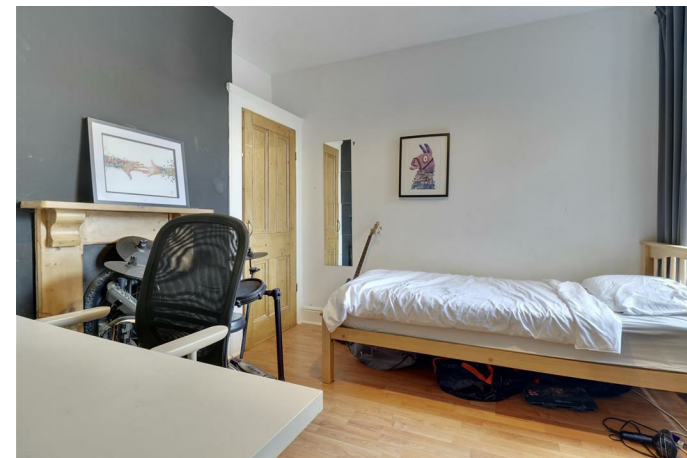
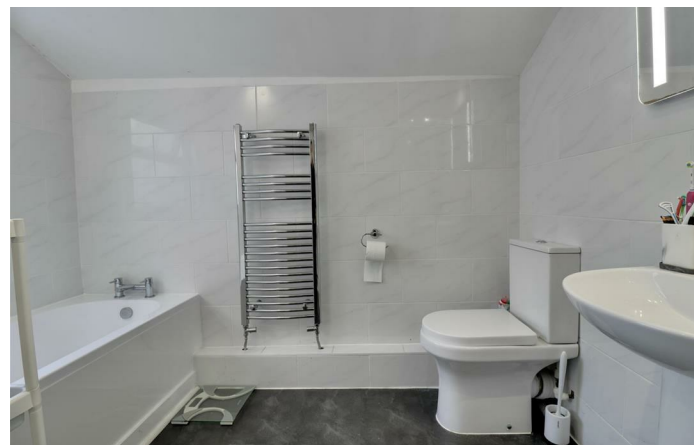
## SOLICITOR

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) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	71
England & Wales	EU Directive 2002/91/EC



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