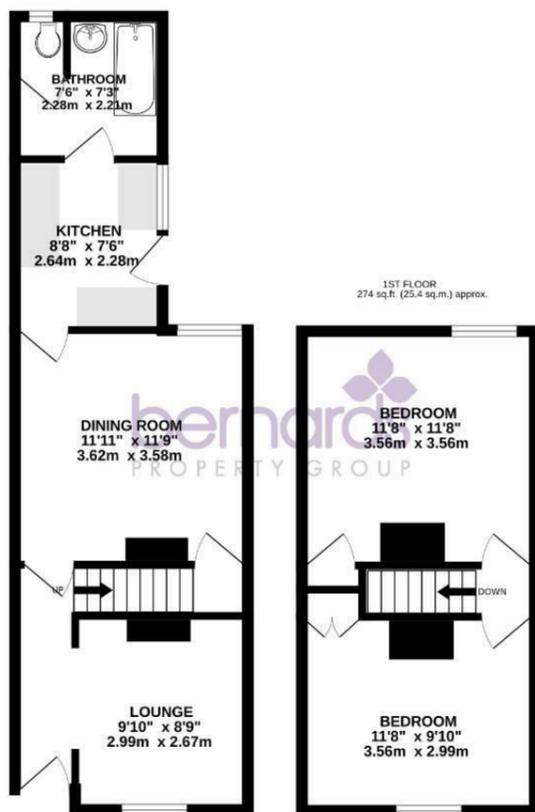
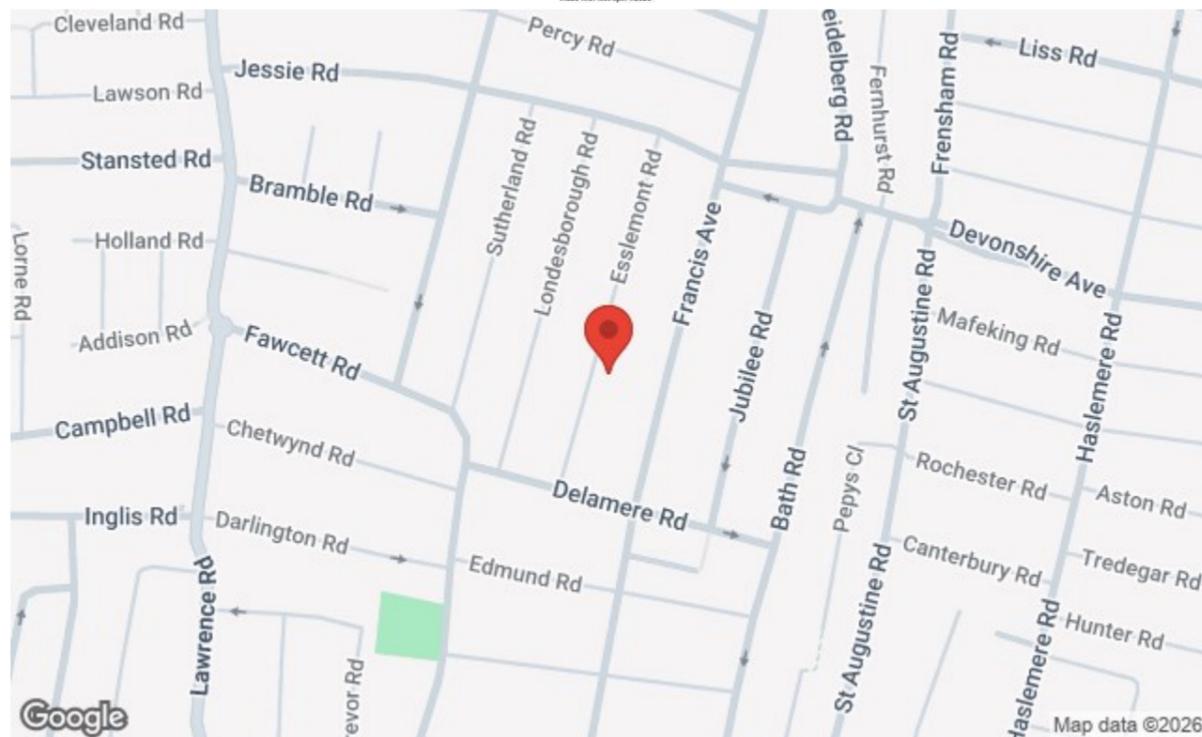


GROUND FLOOR
395 sq. ft. (36.7 sq. m.) approx.



TOTAL FLOOR AREA: 668 sq. ft. (62.1 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 on 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£200,000

Esslemont Road, Southsea PO4 0ET

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 2 BEDROOMS
- ❖ 2 RECEPTION ROOMS
- ❖ GROUND FLOOR BATHROOM
- ❖ NO ONWARD CHAIN
- ❖ GREAT FIRST TIME BUY
- ❖ IDEAL INVESTMENT
- ❖ POPULAR LOCATION
- ❖ CHANCE TO ADD OWN STAMP
- ❖ CALL TO VIEW

**** CHAIN FREE TERRACED HOUSE
IDEAL FOR FIRST TIME BUY OR
INVESTMENT ****

We are delighted to offer for sale this well appointed home in Esslemont Road. Offered chain free, this house is ideal for a **FIRST TIME BUYER** or **INVESTOR** to secure and add their own stamp as they wish.

The accommodation is the traditional layout for the area with two separate reception rooms, offering a lounge and dining area

as you see fit. The bright kitchen sits at the rear with a ground floor bathroom at the back of the property. Two double bedrooms can be found on the first floor.

The location is extremely convenient with it being central to Southsea and Portsmouth as well as being a short distance from the train station and Albert Road. A great opportunity that is sure to attract early interest

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



PROPERTY INFORMATION

LOUNGE
9'10" x 8'9" (3.00m x 2.67m")

DINING ROOM
11'11" x 11'9" (3.63m x 3.58m")

KITCHEN
8'8" x 7'6" (2.64m x 2.29m")

BATHROOM
7'6" x 7'3" (2.29m x 2.21m")

BEDROOM 1
11'8" x 11'8" (3.56m x 3.56m")

BEDROOM 2
11'8" x 9'10" (3.56m x 3.00m")

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.

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.

PROPERTY TENURE
Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
65	78
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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