£230,000

Campbell Road, Southsea PO5 1RW

bernards
THE ESTATE AGENTS

2 1 1




## HIGHLIGHTS

- GROUND FLOOR MAISONETTE
- 2 BEDROOMS
- OPEN PLAN LIVING AREA
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- PERMIT PARKING
- CALL TO VIEW

** EYE CATCHING GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN IN POPULAR SOUTHSEA LOCATION **

We are delighted to bring to market this well appointed property in Campbell Road. Ideal for a FIRST TIME BUYER or someone looking to downsize, this property is offered CHAIN FREE and has operated as a great rental property for many years.

The property itself is in fantastic condition and available to move into without the need for any urgent DIY jobs to be done. The accommodation comprises 2 bedrooms, bathroom and a lovely open plan lounge / kitchen area that is the real hub of the home.

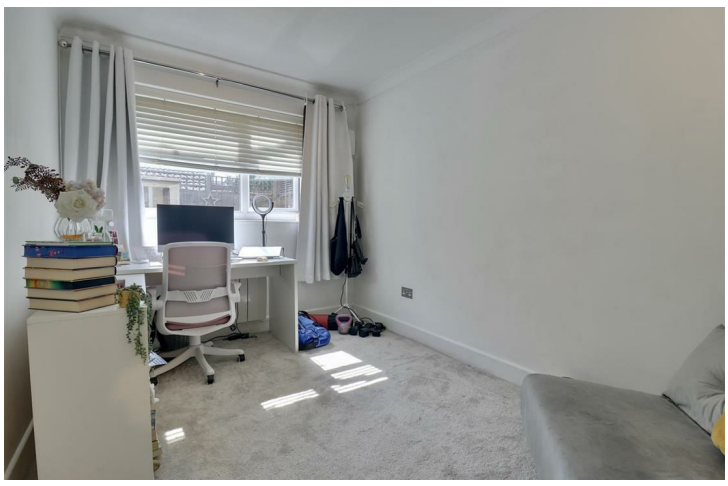
One of the big benefits here is a private garden space offering you an outside retreat when the sun shines. The location is also hugely convenient with it being a short distance to the train station, on the door step of Albert Road and Elm Grove for the vibrant local scene and a gentle walk or short drive to the seafront. A great property that warrants an early internal visit.

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









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# PROPERTY INFORMATION

## LOUNGE / KITCHEN / DINER
12'4 x 17'8" (3.76m x 5.38m")

## BEDROOM 1
12'11" x 9'1" (3.94m" x 2.77m")

## BEDROOM 2
12'11" x 8'0" (3.94m" x 2.44m")

## BATHROOM
5'11" x 5'7" (1.80m" x 1.70m")

## REAR GARDEN

## 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
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

## Leasehold Information
Management Company : Lease Length : Ground Rent : Service Charge :
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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 / Leasehold - delete as applicable

## 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.

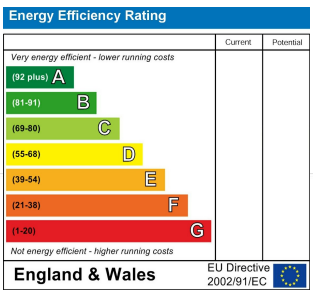
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!





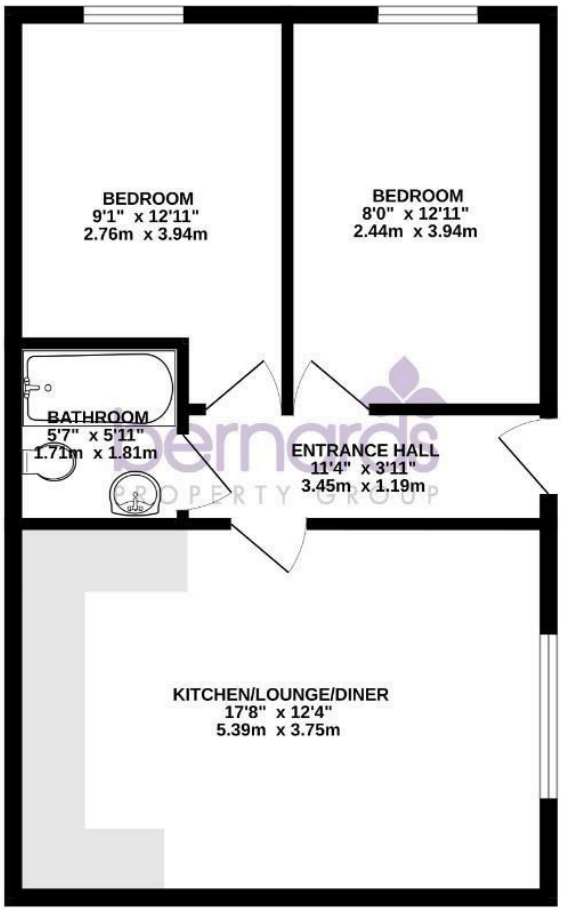






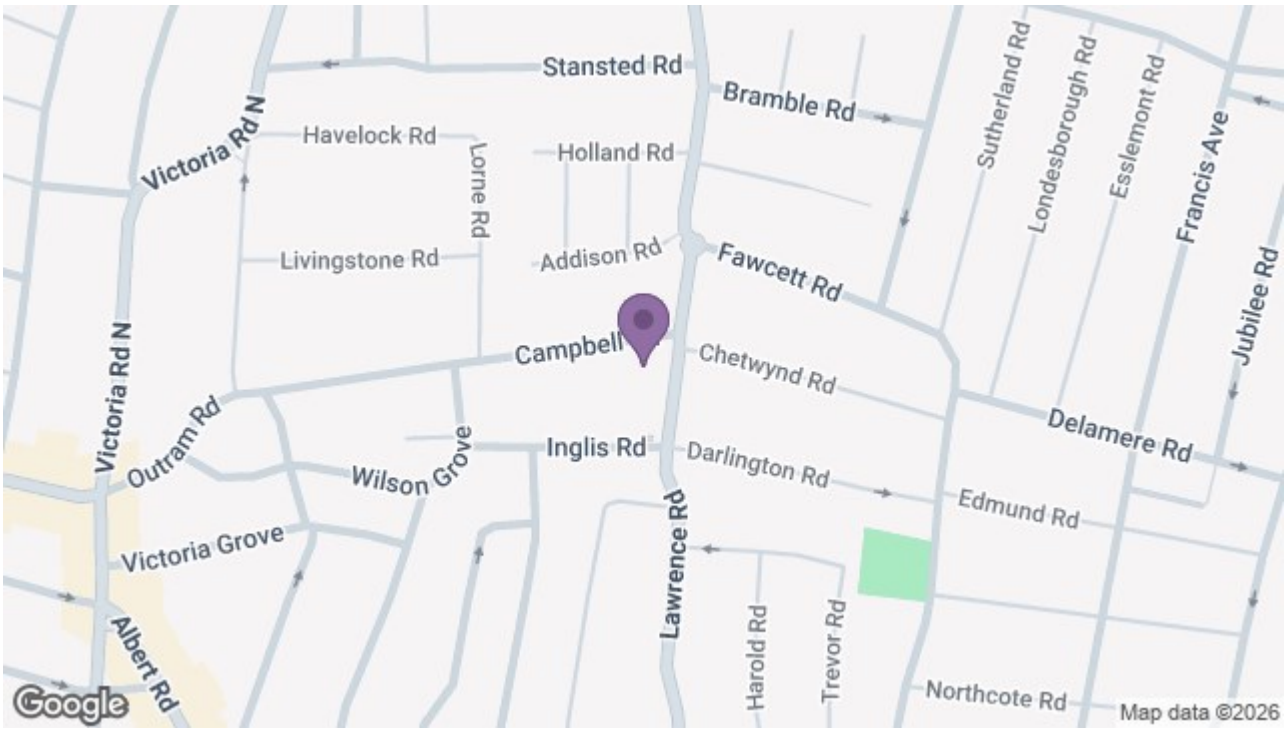

Scan here to see all our properties for sale and rent

GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.




TOTAL FLOOR AREA : 515 sq.ft. (47.8 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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