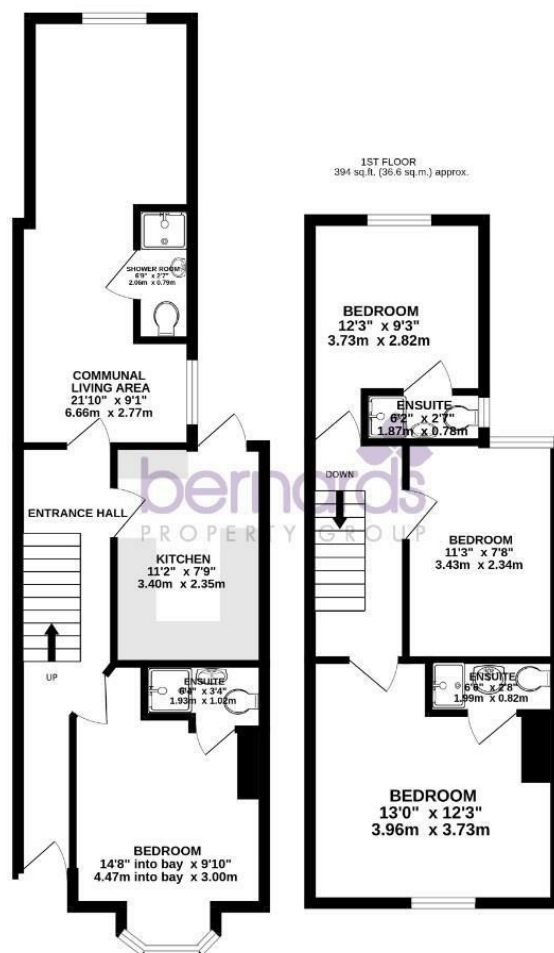
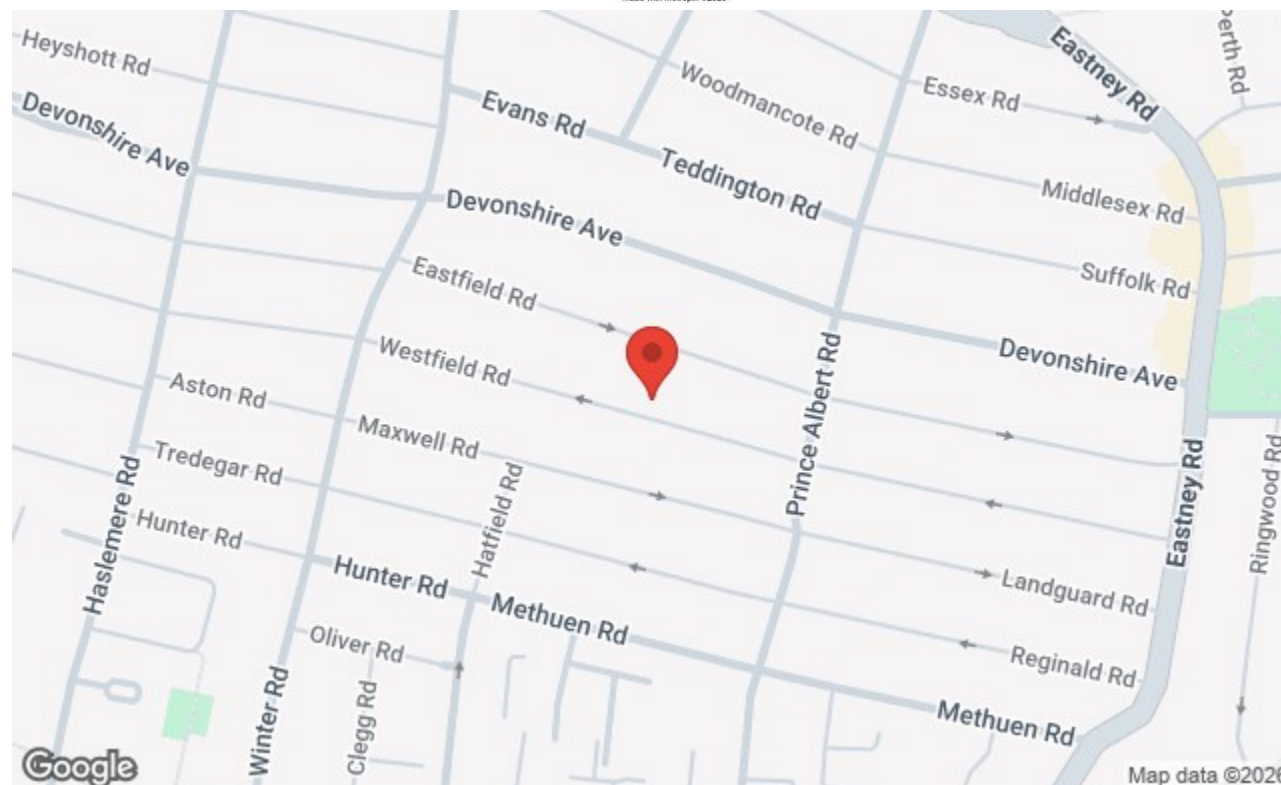


GROUND FLOOR
488 sq ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq ft. (81.9 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.
 Made with Metropix C2025



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



FOR SALE

Price Guide £325,000

Westfield Road, Southsea PO4 9ET

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ HMO OPPORTUNITY
- ❖ FOUR BEDROOM
- ❖ FOUR BATHROOM
- ❖ COMMUNAL AREA
- ❖ RECENTLY RENOVATED
- ❖ 9.17% YIELD
- ❖ £31,200 YEARLY INCOME
- ❖ SOLD WITH TENANTS IN SITU
- ❖ SHORT WALK TO TRAIN STATION
- ❖ CALL TO VIEW

****FOUR BEDROOM, FOUR BATHROOM HMO OPPORTUNITY****

We are pleased to bring to market this four bedroom, four bathroom licensed HMO located in a popular Southsea area. The property is in an ideal spot for tenants with it being a short walk to the train station and local amenities.

The property itself has undergone extensive renovation throughout to reconfigure into a four double bedroom, four bathroom house

with three of the bedrooms having an ensuite. The rental income on the property is £31,200pa boasting a yield of 9.17%.

A viewing is highly advised to appreciate the level of work and opportunity on offer. The property is sold with tenants in situ on fixed term contracts. Call for further information.

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



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!

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.

PROPERTY TENURE

Freehold

COMMUNAL LIVING ROOM

21'10" x 9'1" (6.66 x 2.77)

KITCHEN

11'1" x 7'8" (3.40 x 2.35)

SHOWER ROOM

8'8" x 2'7" (2.66 x 0.79)

BEDROOM ONE

14'7" x 9'10" (4.47 x 3.00)

ENSUITE

6'3" x 3'4" (1.93 x 1.02)

BEDROOM TWO

12'11" x 12'2" (3.96 x 3.73)

ENSUITE

6'6" x 2'8" (1.99 x 0.82)

BEDROOM THREE

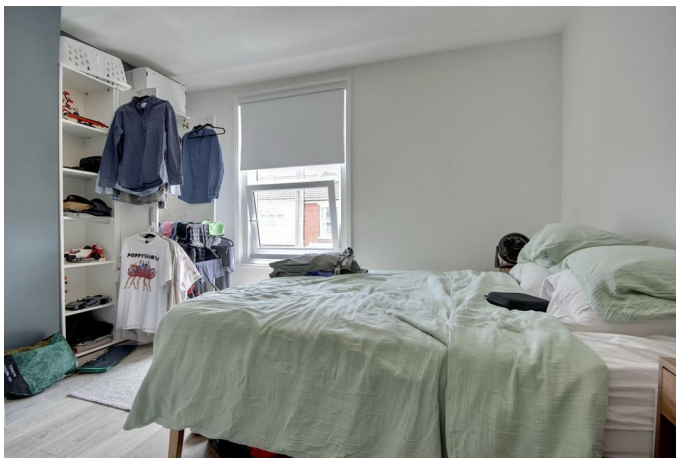
12'2" x 9'3" (3.73 x 2.82)

ENSUITE

6'1" x 2'6" (1.87 x 0.78)

BEDROOM FOUR

11'3" x 7'8" (3.43 x 2.34)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing
02392 864 974
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