Offers In Excess Of £300,000

Belmont Place, Southsea PO5 1NA

HIGHLIGHTS

- 3 BEDROOM HOUSE
- EN-SUITE TO MASTER
- FURTHER WC
- OFF ROAD PARKING
- NO ONWARD CHAIN
- CURRENTLY LET
- REAR GARDEN
- TUCKED AWAY POSITION
- CLOSE TO CENTRAL AREAS
- CALL TO VIEW

** CORNER HOUSE TUCKED AWAY IN CENTRAL CUL-DE-SAC WITH PARKING **

We are delighted to offer for sale this 3 bedroom house situated in Belmont Place. Tucked away at the end of a cobbled road and offering ALLOCATED PARKING, this property has operated as a great investment for the current owner and is currently occupied by a tenant due to it's proximity to the University, Elm Grove and central areas.

The accommodation is split over two floors with a well appointed kitchen, good size lounge which can also accommodate a dining area, 3 bedrooms (one being serviced by an en-suite), bathroom and a further WC on the ground floor. Outside there is a well maintained garden and as mentioned, allocated parking space. There is also a communal bike store for use.

The location is hugely convenient with it being a short distance to the seafront, University, train station and all the local bars, restaurants and cafes that make Southsea such a vibrant place to live. There is also a right to access Elm Grove through the apartments close by. A great opportunity that must be viewed as soon as you can

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

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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE DINER
15'1" x 12'10" (4.60m" x 3.91m")

KITCHEN
10'8" x 9'11" (3.25m" x 3.02m")

BEDROOM 3
10'1" x 9'0" (3.07m" x 2.74m")

WC

FIRST FLOOR

BEDROOM 1
15'7" x 10'4" (4.75m" x 3.15m")

EN-SUITE SHOWER ROOM

BEDROOM 2
15'4" x 10'4" (4.67m" x 3.15m")

BATHROOM
10'1" x 6'6" (3.07m" x 1.98m")

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 C
BAND C

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.

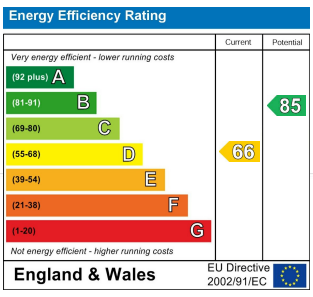
Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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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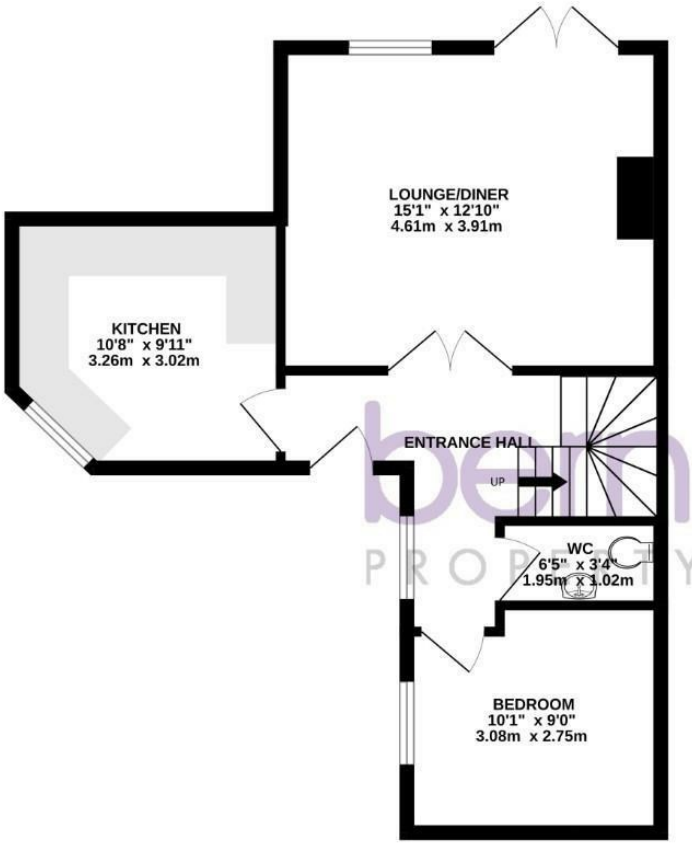
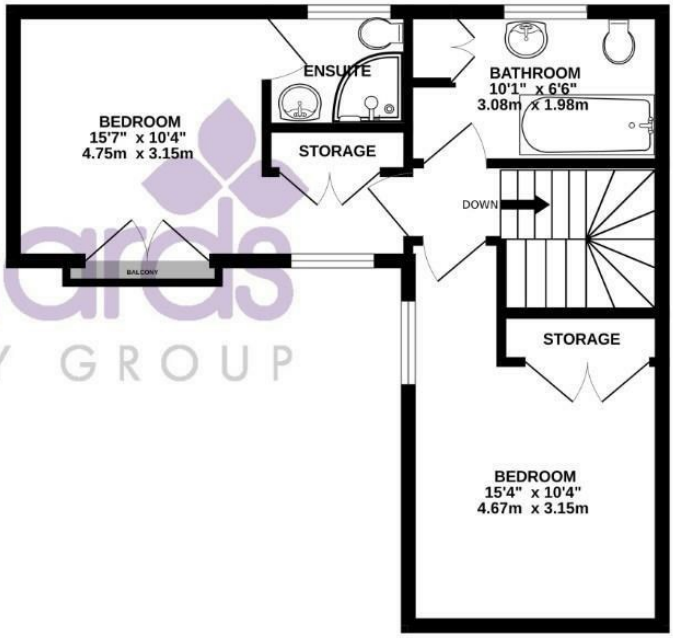
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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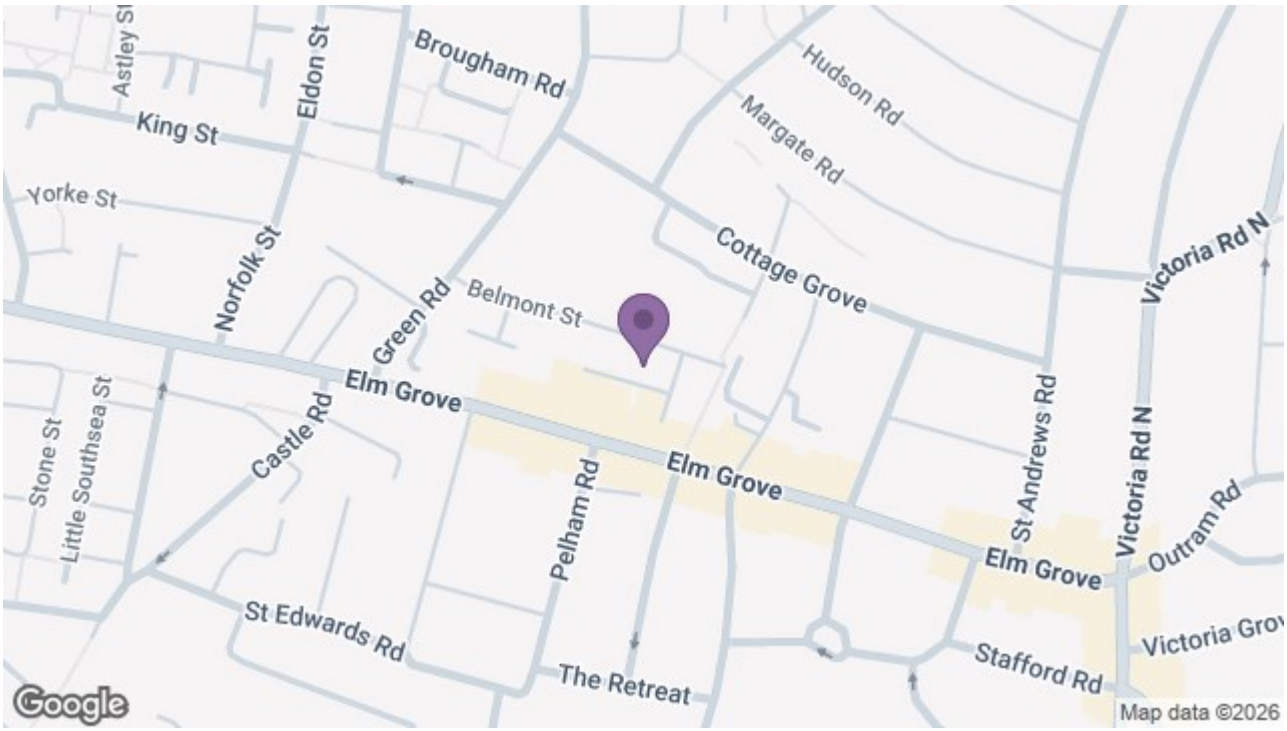

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