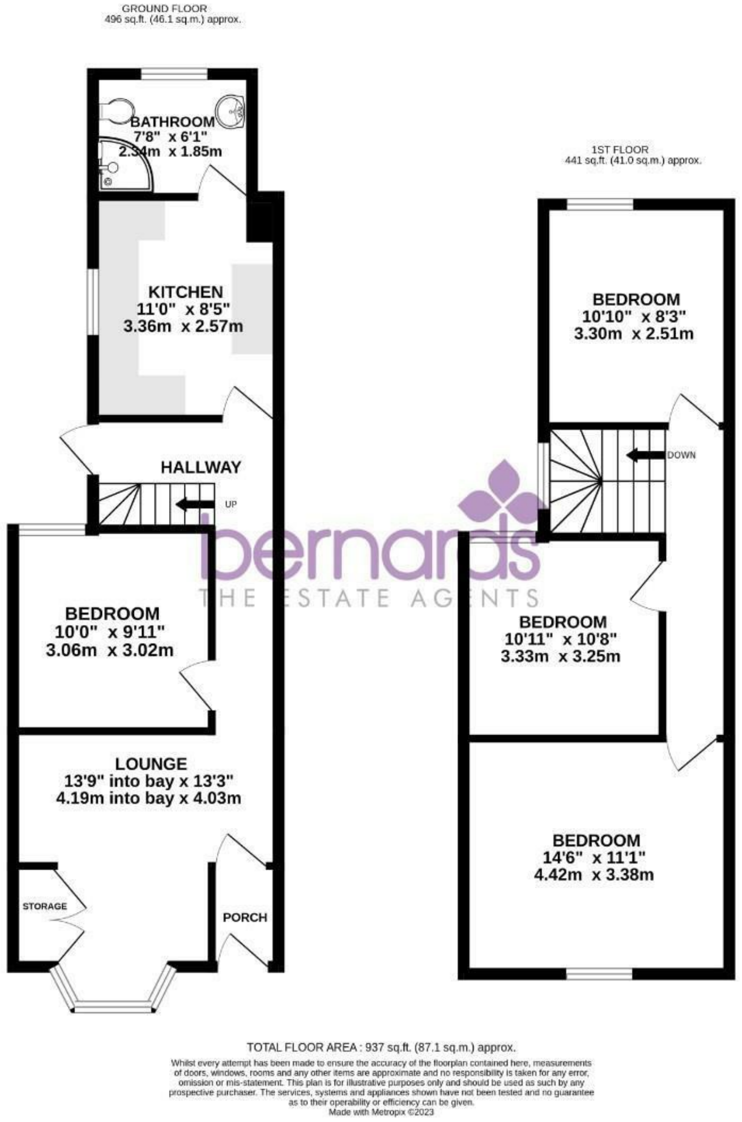
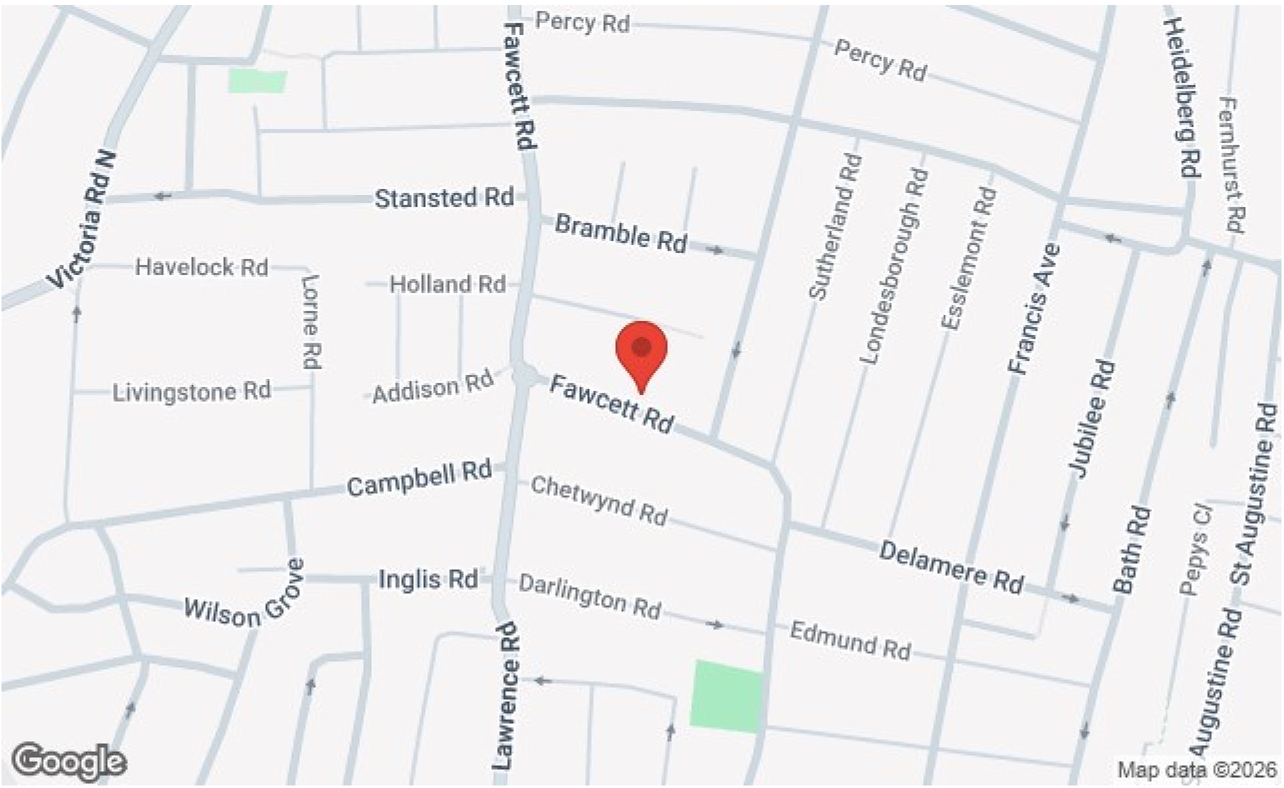




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£290,000

Fawcett Road, Southsea PO4 0DH

bernards
THE ESTATE AGENTS

4 1 1

HIGHLIGHTS

- INVESTMENT OPPORTUNITY
- LICENCED HMO
- C3/4 DUAL USE
- CURRENTLY OCCUPIED
- 4 BEDROOMS OVER 2 FLOORS
- LET UNTIL JULY 2026
- C RATED EPC
- DOWNSTAIRS BATHROOM
- LOW MAINTENANCE GARDEN
- POPULAR LOCATION

** INVESTMENT OPPORTUNITY IN CENTRAL LOCATION, C RATED EPC, CURRENT HMO LICENCE **

Situated in a popular residential area, this impressive end of terrace house offers the perfect investment. Currently occupied as a student let, the property benefits fromHMO Licencing with C3/4 dual usage. The owner has ensured it complies with ongoing regulations and has kept the home in very good condition

As you walk through the front door, you're greeted by a nice size lounge, ideal for a communal area for multiple tenants. A ground floor bedroom is then followed by a nice size kitchen and a well appointed downstairs bathroom.

The three bedrooms on the first floor are all of a good size and can comfortably house a double bed. This makes it a wonderful investment and has proved to be just that for the owners.

Details of the current rental incomes can be shared on enquiry so please reach out to us early for this great opportunity.

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

PROPERTY INFORMATION

LOUNGE
13'9" x 13'3" (4.19m" x 4.04m")

BEDROOM 4
10'0" x 9'11" (3.05m" x 3.02m")

KITCHEN
11'0" x 8'5" (3.35m" x 2.57m")

BATHROOM
7'8" x 6'1" (2.34m" x 1.85m")

BEDROOM 1
14'6" x 11'1" (4.42m" x 3.38m")

BEDROOM 2
10'11" x 10'8" (3.33m" x 3.25m")

BEDROOM 3
10'10" x 8'3" (3.30m" x 2.51m")

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
Band B

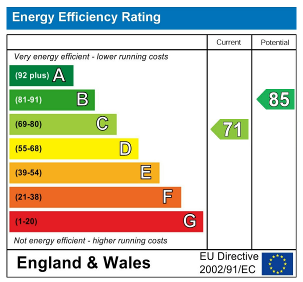
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank 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.

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

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