

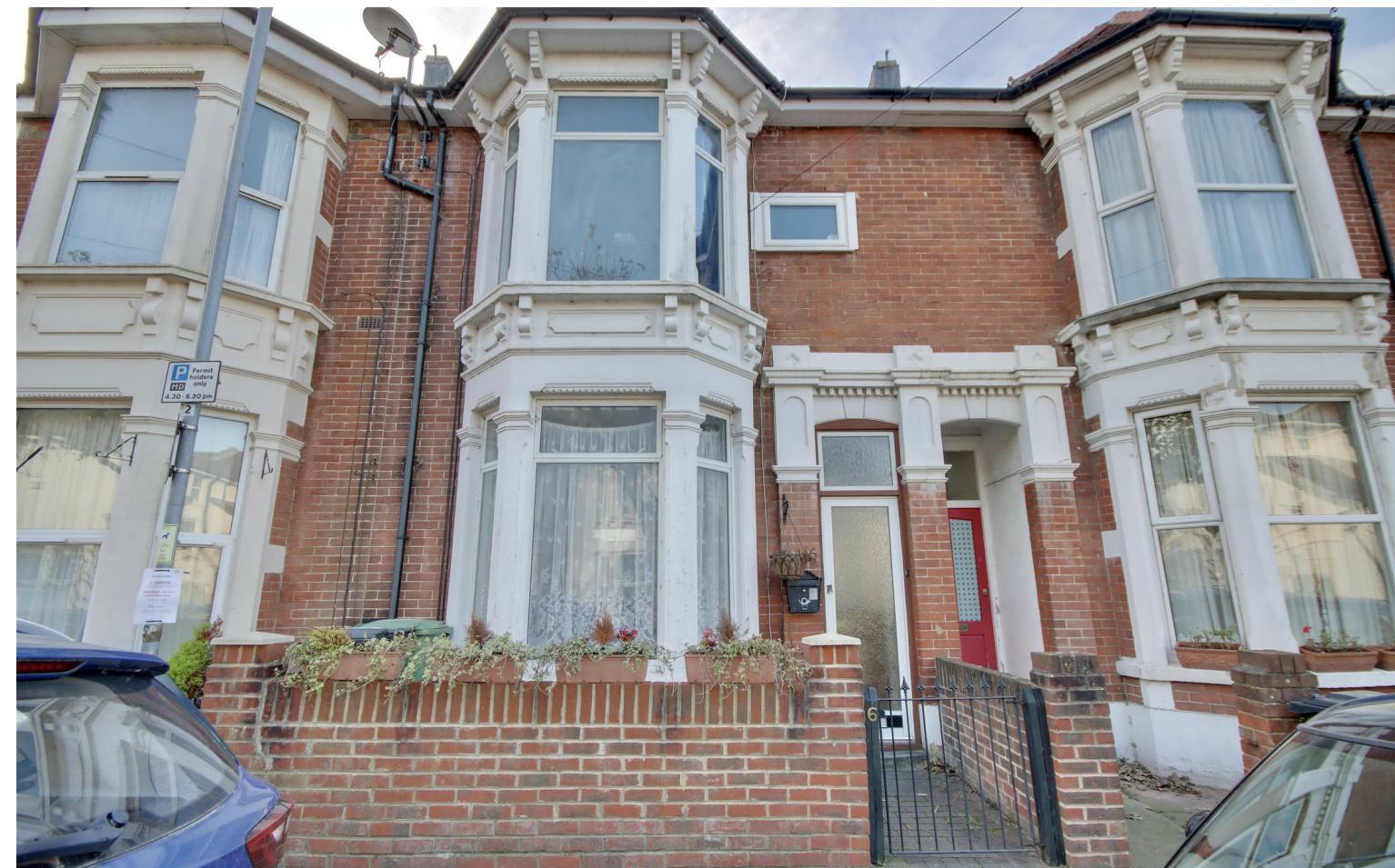
8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

£450,000

FOR  
SALE

Gains Road, Southsea PO4 0PL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- LARGE TERRACED HOME
- 4 DOUBLE BEDROOMS
- OVER 3 FLOORS
- REQUESTED LOCATION
- SOUTHERN FACING GARDEN
- NO ONWARD CHAIN
- FLEXIBLE ACCOMMODATION
- BUYER FEES APPLY
- T&C'S APPLY
- SUBJECT TO RESERVE PRICE

\*\* LARGE FAMILY HOME SITUATED IN REQUESTED SOUTHSEA ROAD WITH NO ONWARD CHAIN \*\*

We are delighted to bring to market this deceptively spacious family home in Gains Road. Offering an abundance of accommodation over 3 floors, this home is offered CHAIN FREE and comes with an array of character features and great size rooms.

As you step inside you find a large lounge / family room which offers plenty of space for a growing family. A further dining room can be found in the middle of the property with the kitchen and utility situated at the rear heading into the garden which has rear access via an alley into Allens Road.

On the first floor you will find 3 good size bedrooms, complimented by 2 bathrooms, ideal for the busy mornings before school and work. On the 2nd floor you will find a further bedroom. There are storage spaces available which could (subject to the relevant permissions) be converted into further bedroom space. There is also a cellar space which could be converted into usable space.

The location is highly regarded with it being surround by families yet offering superb access to the seafront and central Southsea where you'll find a selection of local businesses offering all the essentials. A wonderful opportunity that must be viewed.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE AREA

16'10" x 11'9" (5.13m" x 3.58m")

### FAMILY AREA

13'0" x 11'9" (3.96m" x 3.58m")

### DINING ROOM

12'11" x 11'4" (3.94m" x 3.45m")

### KITCHEN

10'3" x 9'6" (3.12m" x 2.90m")

### UTILITY ROOM

9'11" x 8'10" (3.02m" x 2.69m")

### SHOWER ROOM

## FIRST FLOOR

### BEDROOM 1

16'8" x 10'7" (5.08m" x 3.23m")

### BEDROOM 2

13'1" x 11'10" (3.99m" x 3.61m")

### BEDROOM 3

12'4" x 9'5" (3.76m" x 2.87m")

### BATHROOM

7'9" x 6'5" (2.36m" x 1.96m")

### WC

### SHOWER ROOM

## SECOND FLOOR

### BEDROOM 4

13'1" x 9'5" (3.99m" x 2.87m")

## 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 D

Portsmouth City Council: BAND D

## 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!

## AUCTIONEER COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

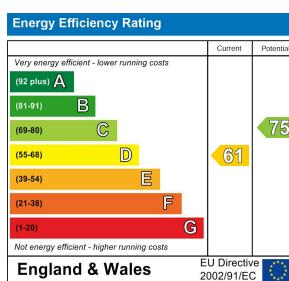
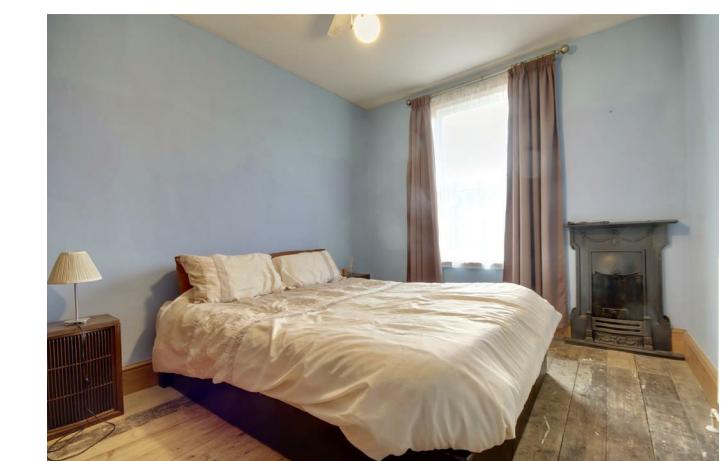
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

## PROPERTY TENURE

Freehold



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