£260,000

Tredegar Road, Southsea PO4 9BJ

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- TERRACED HOUSE
- THREE BEDROOM
- TWO RECEPTION ROOMS
- NO ONWARD CHAIN
- OPPORTUNITY TO MODERNISE
- GREAT INVESTMENT
- POPULAR LOCATION
- CLOSE TO AMENITIES
- WALKING DISTANCE TO SEA
- CALL TO VIEW

** SUPERB OPPORTUNITY TO ADD OWN STAMP ON CHAIN FREE HOUSE **

We are delighted to bring to market this terraced house for the first time in many a year! Situated in Tredegar Road, this property offers a blank canvas for someone to come in and create their ideal family home.

The accommodation comprises of two receptions rooms on the ground floor as well as a fitted kitchen and conservatory with an outside WC. On the first floor you will find three bedrooms and a family bathroom, very common with this part of Southsea.

The property does require elements of updating but also a wonderful chance to make the property exactly what you wish. The location is highly popular with it being within walking distance of the seafront yet only a short distance to the local cafes, restaurants and shops in central Southsea. A brilliant opportunity that is not to be missed.

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











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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 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.

Property Tenure
Freehold

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.

Lounge
10'10" x 13'9" (3.32 x 4.20)

Kitchen
7'3" x 12'8" (2.23 x 3.88)

Dining Room
8'3" x 12'7" (2.54 x 3.86)

Lean To
8'11" x 5'8" (2.72 x 1.73)

Bedroom One
10'9" x 11'4" (3.30 x 3.47)

Bedroom Two
8'5" x 12'2" (2.57 x 3.73)

Bedroom Three
7'3" x 12'9" (2.23 x 3.91)

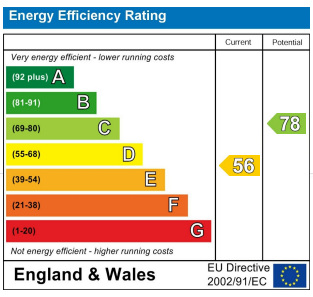
Bathroom
4'9" x 5'4" (1.45 x 1.63)





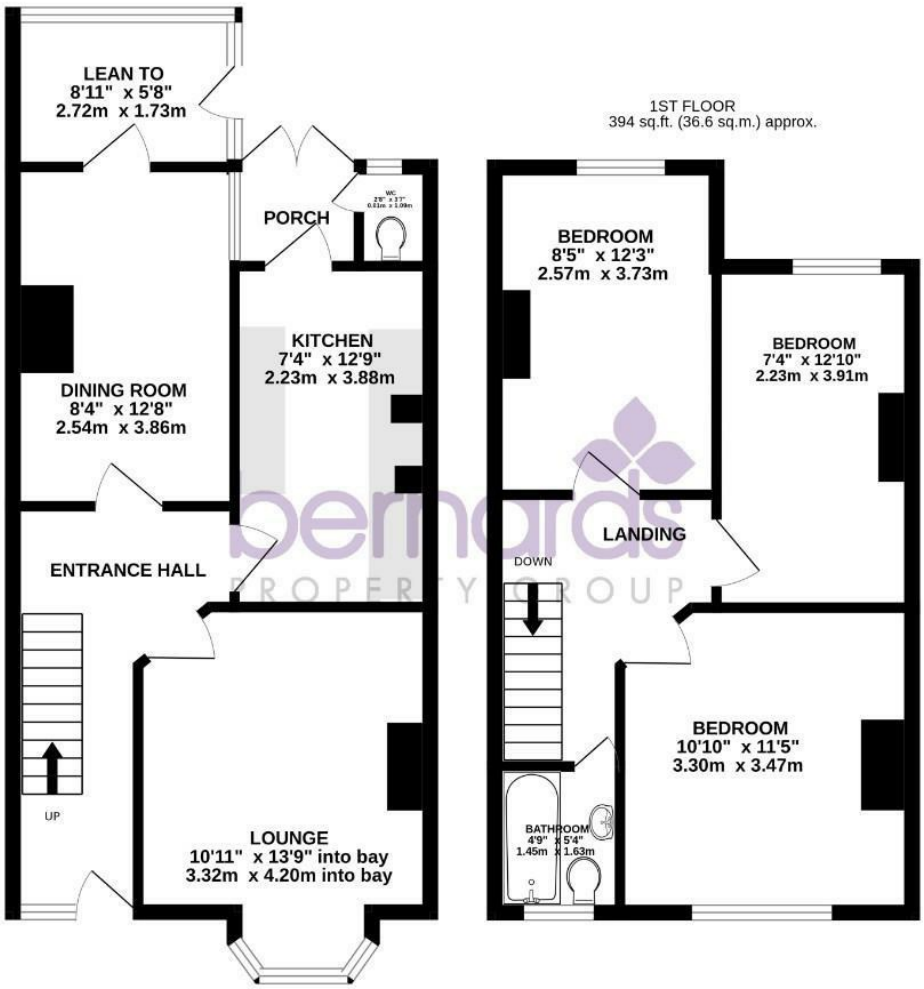






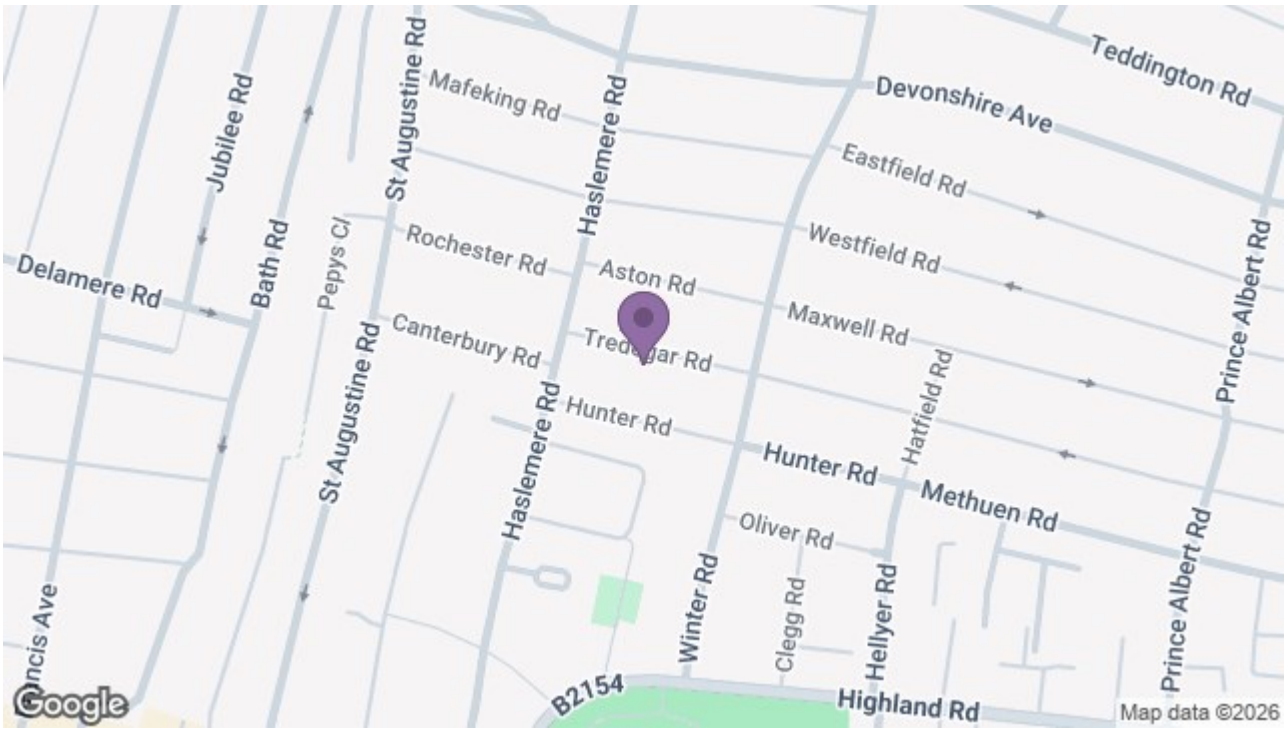
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GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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