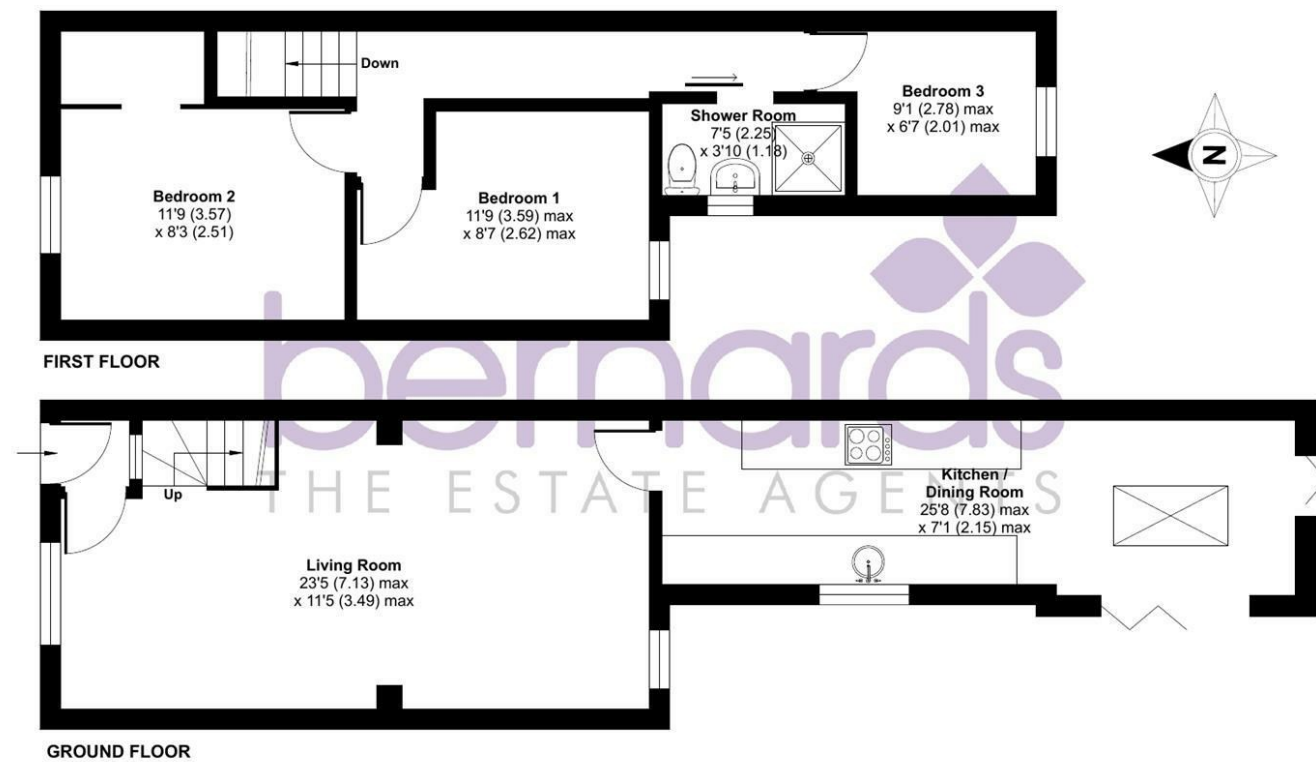


Collingwood Road, Southsea, PO5

Approximate Area = 829 sq ft / 77 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1359594



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



Offers In Excess Of £325,000

Collingwood Road, Southsea PO5 2QZ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ BEAUTIFULLY PRESENTED
- ❖ SOUTH OF ALBERT ROAD
- ❖ IDEAL FIRST TIME BUY
- ❖ SOUTH FACING GARDEN
- ❖ TERRACED HOME
- ❖ CENTRAL LOCATION
- ❖ OPEN PLAN
- ❖ CLOSE TO AMENITIES
- ❖ CALL TO VIEW

** STUNNING THREE BEDROOM HOME **

We are pleased to welcome new to the market this beautifully presented terrace house in Collingwood Road. Situated south of Albert Road, this property has been extended and tastefully decorated by its current owners, presenting a wonderful opportunity for a buyer to make their own.

The ground floor is comprised of a large living space, modern kitchen and extended dining/sun room at

the rear. A skylight and bi-fold doors on the South and West side of the extension floods the house with natural light, before stepping out to the garden. Upstairs holds two double bedrooms, and the shower room and single bedroom at the rear.

Call today to arrange a viewing

02392 864 974

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PROPERTY INFORMATION

LIVING ROOM
23'4" x 11'5" (7.13 x 3.49)

KITCHEN / DINING ROOM
25'8" x 7'0" (7.83 x 2.15)

BEDROOM
11'8" x 8'2" (3.57 x 2.51)

BEDROOM
11'9" x 8'7" (3.59 x 2.62)

BEDROOM
9'1" x 6'7" (2.78 x 2.01)

SHOWER ROOM
7'4" x 3'10" (2.25 x 1.18)

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
Portsmouth City Council: 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.

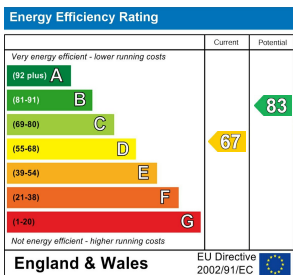
PROPERTY TENURE
Freehold

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.



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