

£250,000

Green Road, Southsea PO5 4ES

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TERRACED HOUSE
- ❖ 3 BEDROOMS
- ❖ CURRENTLY USED AS STUDENT LET
- ❖ GREAT INVESTMENT
- ❖ CENTRAL LOCATION
- ❖ GARAGE IN BLOCK
- ❖ NO ONWARD CHAIN
- ❖ CLOSE TO UNIVERSITY
- ❖ CALL TO VIEW

**** GREAT INVESTMENT OPPORTUNITY
IN CENTRAL LOCATION CLOSE TO
UNIVERSITY ****

We are pleased to bring to market this investment opportunity in Green Road, Southsea. Situated just off Elm Grove, this 3 bed terraced house has operated as a student let in recent times and given the location, is ideal to continue in this vein, subject to the correct consent being in place.

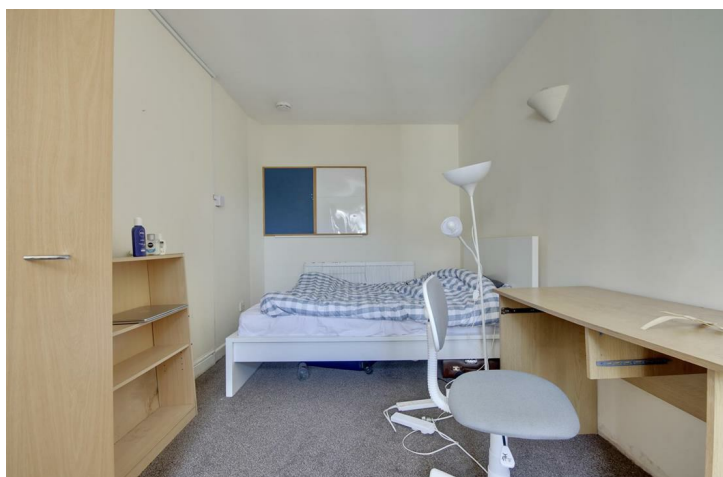
The property comes with the added

bonus of a garage as well as having 3 first floor bedrooms, bathroom, downstairs WC, kitchen, lounge and further study space. The home is offered chain free or can easily carry on as an investment.

The location is very convenient with it being so close to the University, short distance to the seafront and the locals bars, cafes and businesses that make this such a popular place to reside. An early viewing is highly recommended

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





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PROPERTY INFORMATION

GROUND FLOOR

KITCHEN

11'10" x 7'10" (3.61m" x 2.39m")

LOUNGE

16'0" x 7'10" (4.88m" x 2.39m")

HALL / STUDY AREA

12'0" x 5'6" (3.66m" x 1.68m")

WC

FIRST FLOOR

BEDROOM 1

13'11" x 7'10" (4.24m" x 2.39m")

BEDROOM 2

11'3" x 7'10" (3.43m" x 2.39m")

BEDROOM 3

10'4" x 5'7" (3.15m" x 1.70m")

BATHROOM

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!



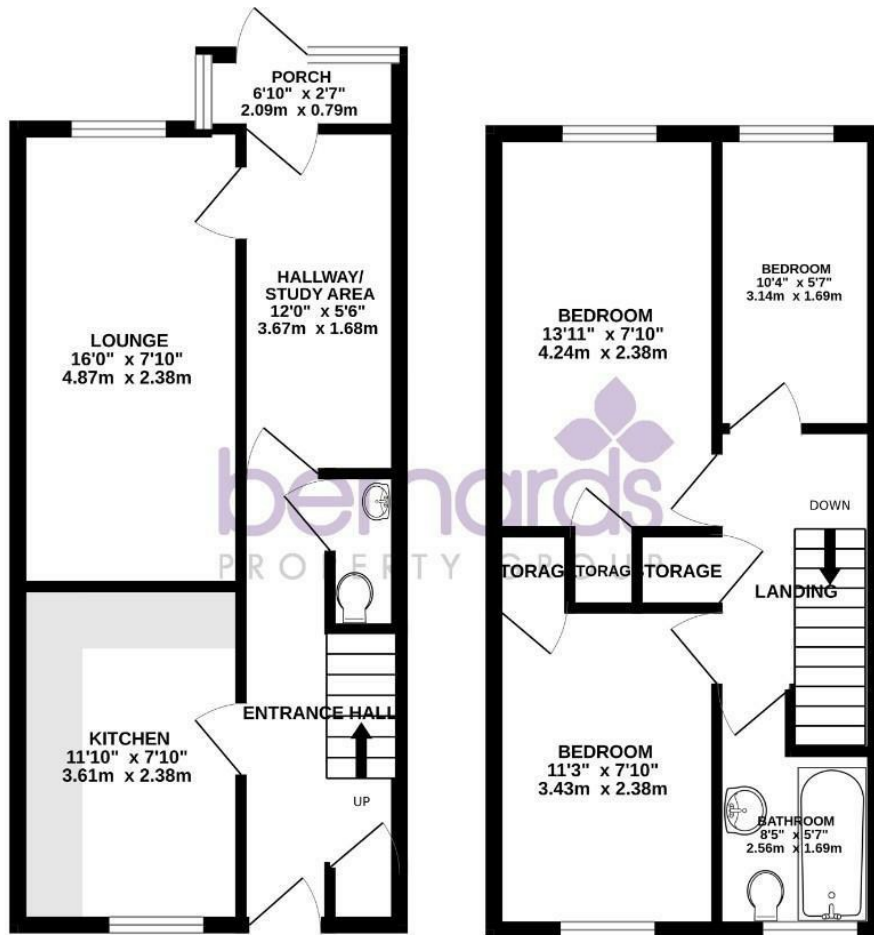
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent



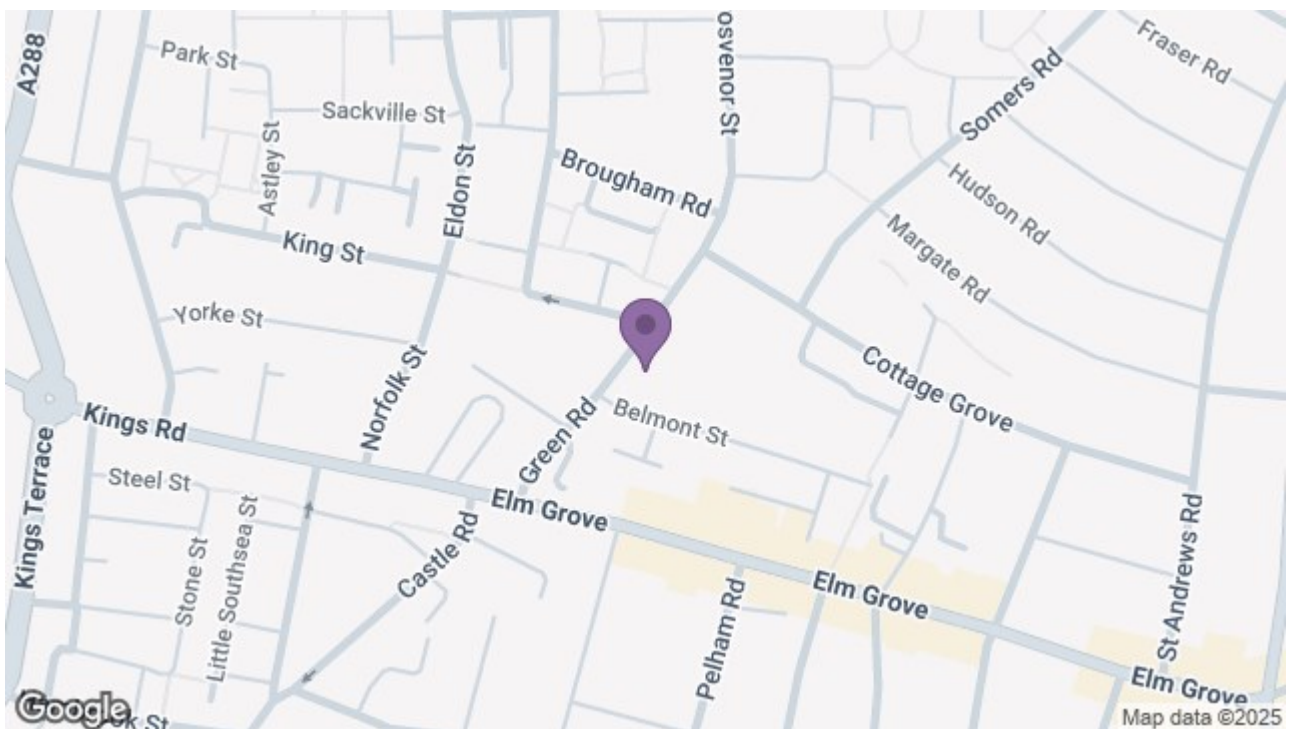
GROUND FLOOR
389 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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