TOTAL FLOOR AREA : 654 sq.ft. (60.7 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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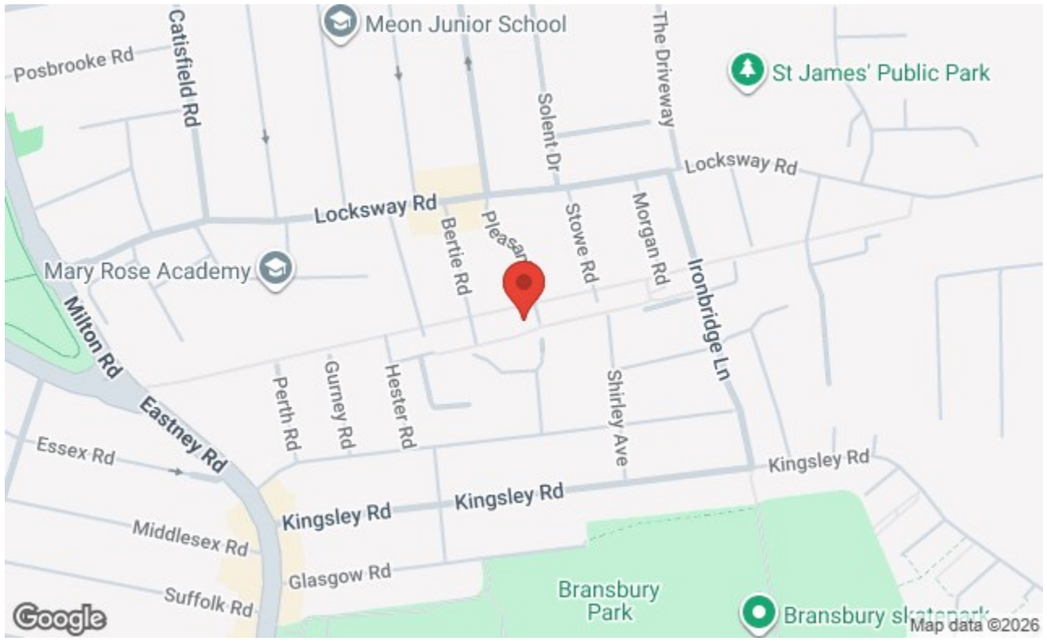

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£267,500

Pleasant Road, Southsea PO4 8JU

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- TERRACED HOUSE
- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- ALLOCATED PARKING
- CUL-DE-SAC POSITION
- IDEAL FIRST TIME BUY
- GREAT BUY TO LET
- POPULAR LOCATION
- NICE CONDITION
- CALL TO VIEW

** SMART TERRACED HOUSE WITH PARKING TUCKED AWAY IN CUL-DE-SAC **

We are delighted to bring to market this well presented terraced house in Pleasant Road. Tucked away in Milton, this home offers a superb FIRST TIME BUYER opportunity or home for a young family in a popular location.

As you step inside you will find a well equipped kitchen at the front of the home, with a generous lounge / diner that spills into a conservatory offering additional living space that many will lack. On the first floor you will find 2 bedrooms and a smart family bathroom, everything you need for a great starter home.

Outside, the sellers have created a low maintenance garden with rear access to an allocated parking space. The location is very popular with there being schooling close by, parks and green spaces for children and dog walks whilst still having great access to central areas and the shore line. A brilliant home that is sure to attract a lot of interest.

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

PROPERTY INFORMATION

GROUND FLOOR

KITCHEN
10'0" x 5'7" (3.05m" x 1.70m")

LOUNGE
14'11" x 11'9" (4.55m" x 3.58m")

CONSERVATORY
10'7" x 7'3" (3.23m" x 2.21m")

FIRST FLOOR

BEDROOM 1
11'10" x 11'9" (3.61m" x 3.58m")

BEDROOM 2
11'9" x 7'10" (3.58m" x 2.39m")

BATHROOM
7'10" x 5'7" (2.39m" x 1.70m")

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.

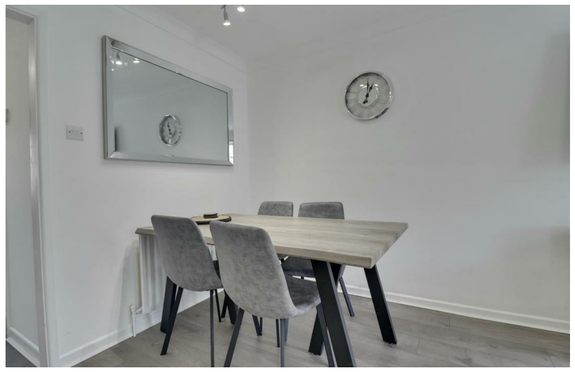
PROPERTY TENURE
Freehold

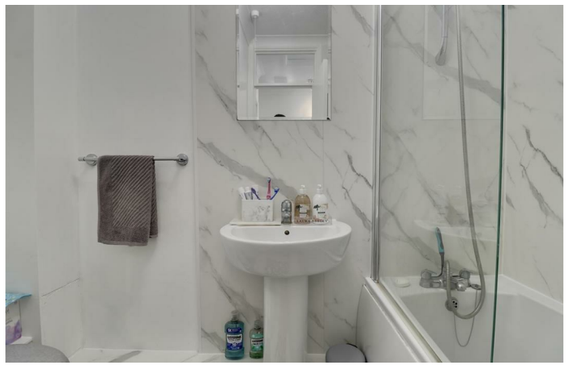
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

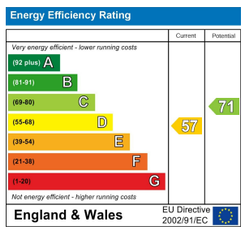
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

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!







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