

Asking Price £190,000

St. Stephens Road, Portsmouth PO2
7PG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTIONS
- ❖ KITCHEN TO REAR
- ❖ WEST FACING GARDEN
- ❖ PERMIT PARKING
- ❖ ADD YOUR OWN STAMP
- ❖ NO FORWARD CHAIN
- ❖ CLOSE TO LOCAL AMENITIES

Situated on St. Stephens Road, this two bedroom house presents an excellent opportunity for first time buyers and investors. With the potential to add your own personal touch, this house is a blank canvas waiting for your creative ideas.

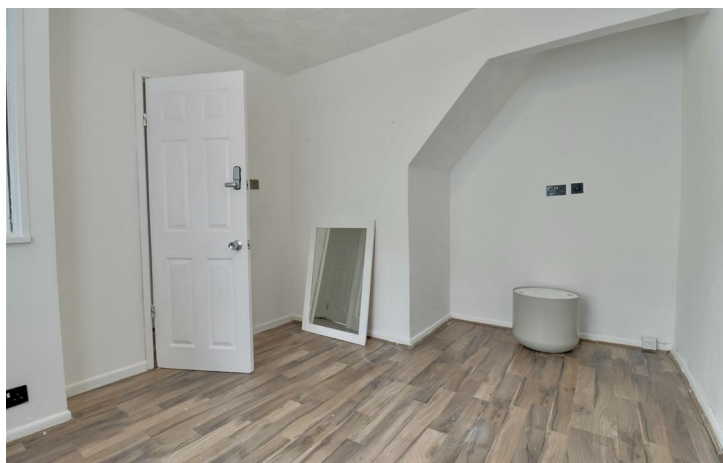
Upon entering, you will find two reception rooms that offer versatility for your living arrangements. These spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge for relaxation or a formal

dining area for entertaining guests. The kitchen, conveniently located, opens out to a delightful west-facing garden, allowing for plenty of natural light and the perfect setting for outdoor gatherings or quiet evenings in the sun.

The upstairs shower room adds to the practicality of the home, ensuring that daily routines are both efficient and comfortable. This property is offered with no forward chain, making it an ideal choice for those eager to move in without delay.

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02392 728090
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PROPERTY INFORMATION

LOUNGE
10'0" x 12'4" (3.07 x 3.76)

DINING ROOM
13'3" x 9'7" (4.05 x 2.93)

KITCHEN
7'6" x 9'6" (2.29 x 2.90)

BEDROOM ONE
13'3" x 9'6" (4.04 x 2.90)

BEDROOM TWO
8'5" x 9'10" (2.57 x 3.02)

BATHROOM
4'5" x 7'2" (1.35 x 2.20)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing
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 conveyance 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.

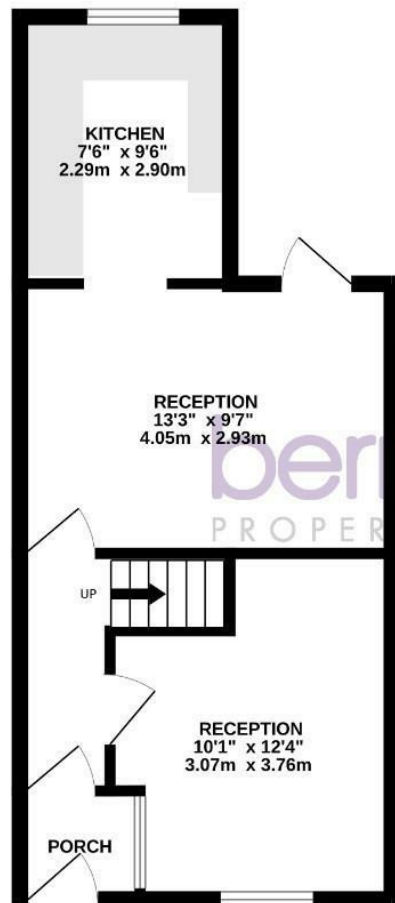
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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



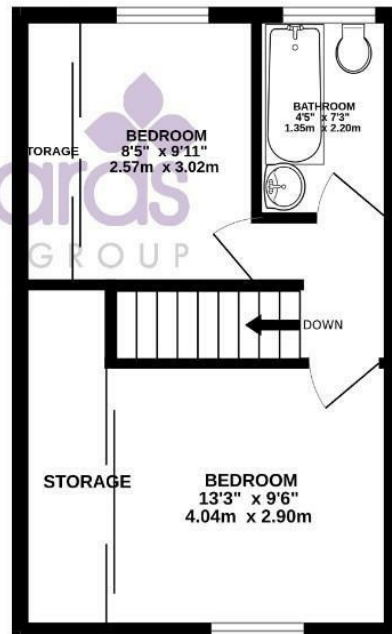
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		39
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
363 sq. ft. (33.8 sq.m.) approx.

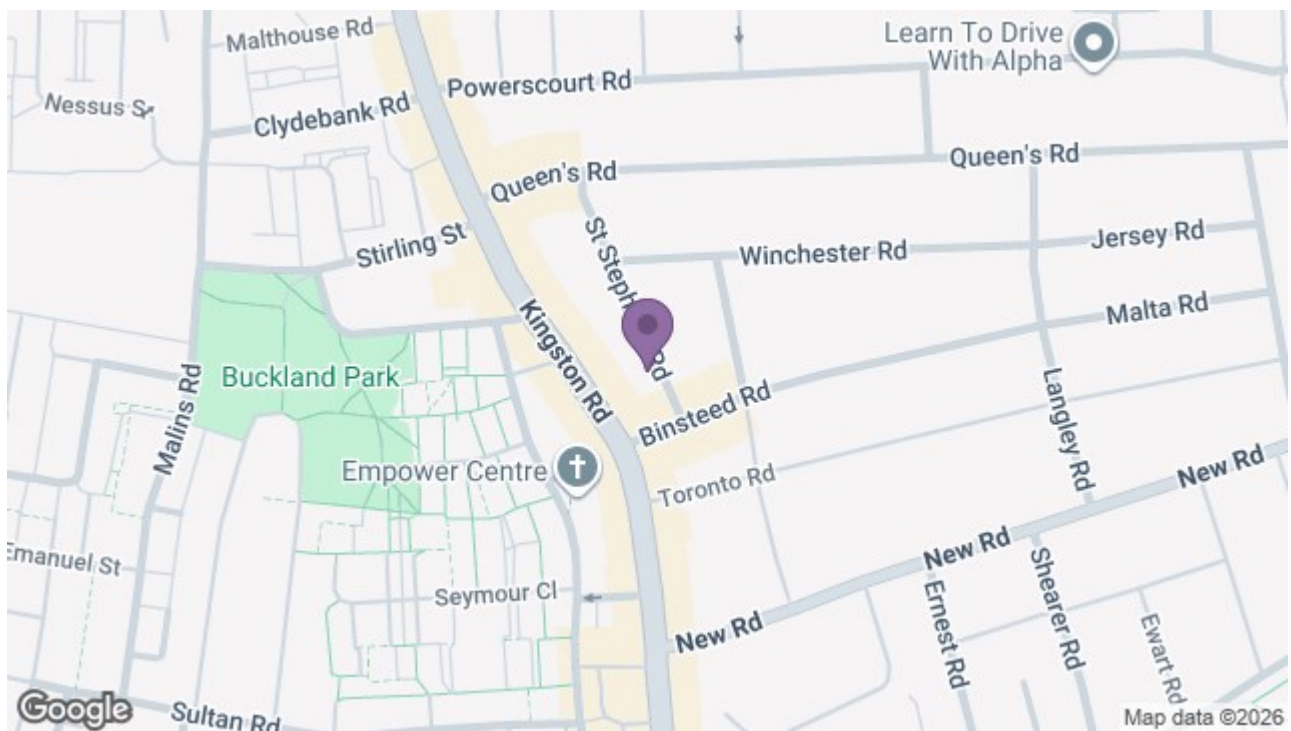


1ST FLOOR
292 sq. ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq. ft. (60.9 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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