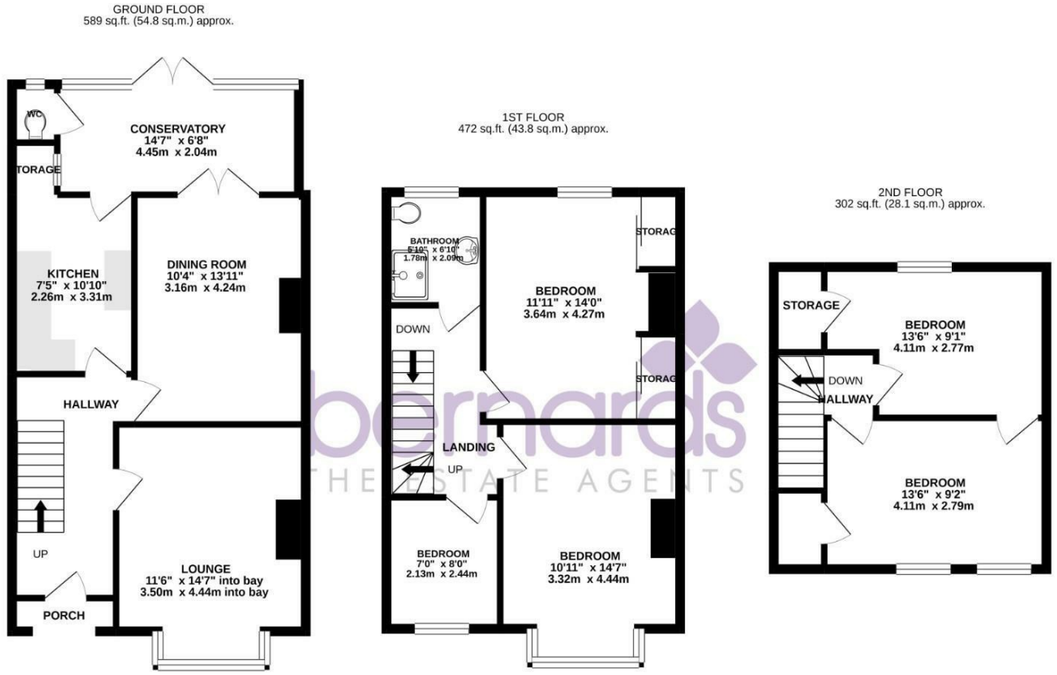

TOTAL FLOOR AREA : 1363 sq.ft. (126.7 sq.m.) approx.

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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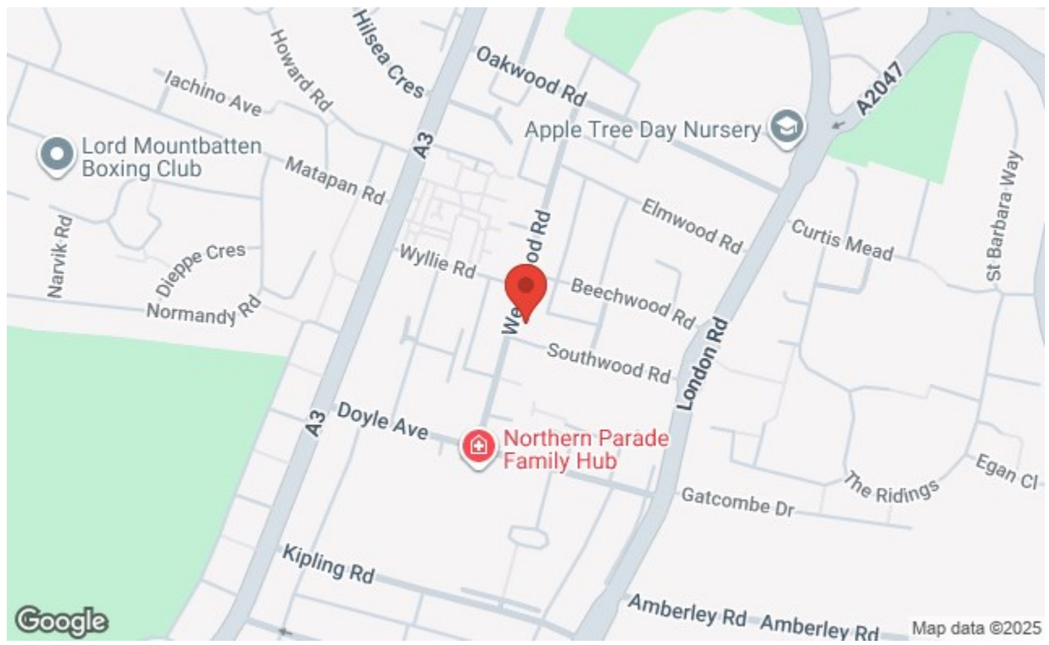


129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

By Auction £310,000

Westwood Road, Portsmouth PO2 9QH

bernards THE ESTATE AGENTS

5 1 2

HIGHLIGHTS

- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- SPACIOUS CONSERVATORY
- DOUBLE BAY AND FORECOURT
- LOFT CONVERSION
- IDEAL FOR LARGE FAMILIES
- BEING SOLD VIA SECURE SALE
- A MUST VIEW

***LARGE FIVE BEDROOM ON THE WOOD ESTATE ***

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £310,000

We are delighted to introduce to the market, this substantial and well presented five bedroom mid-terrace property on Westwood Road, on the highly sought after Wood Estate

This wonderful property offers a new owner ample space for a family.

Internally, the ground floor offers two large reception rooms, in the form of a front aspect lounge and a rear dining room, which includes double doors into the conservatory. Completing the ground floor, is the kitchen, which offers ample work surface space and is finished to a good standard.

The rear garden is a good size is fully laid to a patio, making it very low maintenance

Moving to the first floor, you have two double bedrooms and a single along with the modern three piece master bathroom

Moving to the second floor, the tastefully converted loft provides another two double bedrooms.

This wonderful property would make an excellent family home, with its deceptive size and fantastic finish, we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
11'6" x 14'7" into bay (3.51m x 4.45m into bay)

DINING ROOM
13'11" x 10'4" (4.24m x 3.15m)

KITCHEN
7'5" x 10'10' (2.26m x 3.30m')

CONSERVATORY
14'7" x 6'8" (4.45m x 2.03m)

W.C
2'7" x 3'6" (0.79m x 1.07m)

FIRST FLOOR

BEDROOM ONE
14' x 11'11" (4.27m x 3.63m)

BEDROOM TWO
10'11" x 14'11" into bay (3.33m x 4.55m into bay)

BEDROOM THREE
7' x 8' (2.13m x 2.44m)

BATHROOM
5'10" x 6'10" (1.78m x 2.08m)

SECOND FLOOR

BEDROOM FOUR
13'6" x 9'1 (4.11m x 2.77m)

BEDROOM FIVE
13'6" x 9'2" (4.11m x 2.79m)

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

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.

AUCTIONEER'S COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

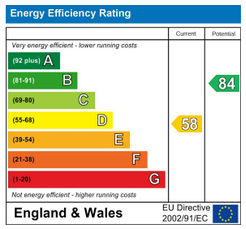
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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