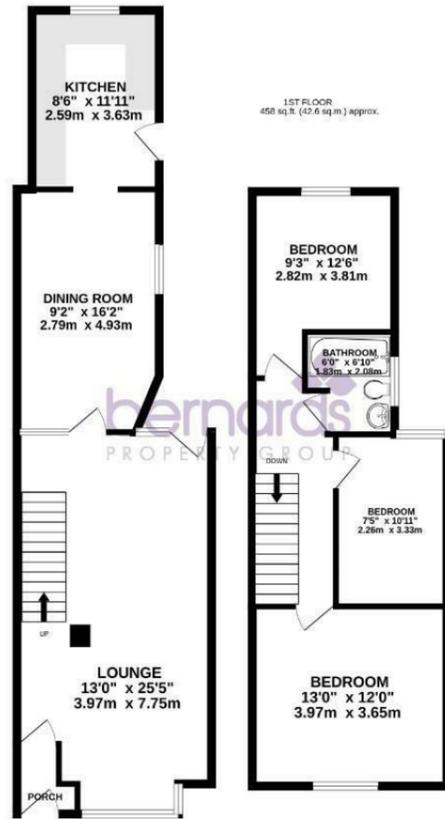
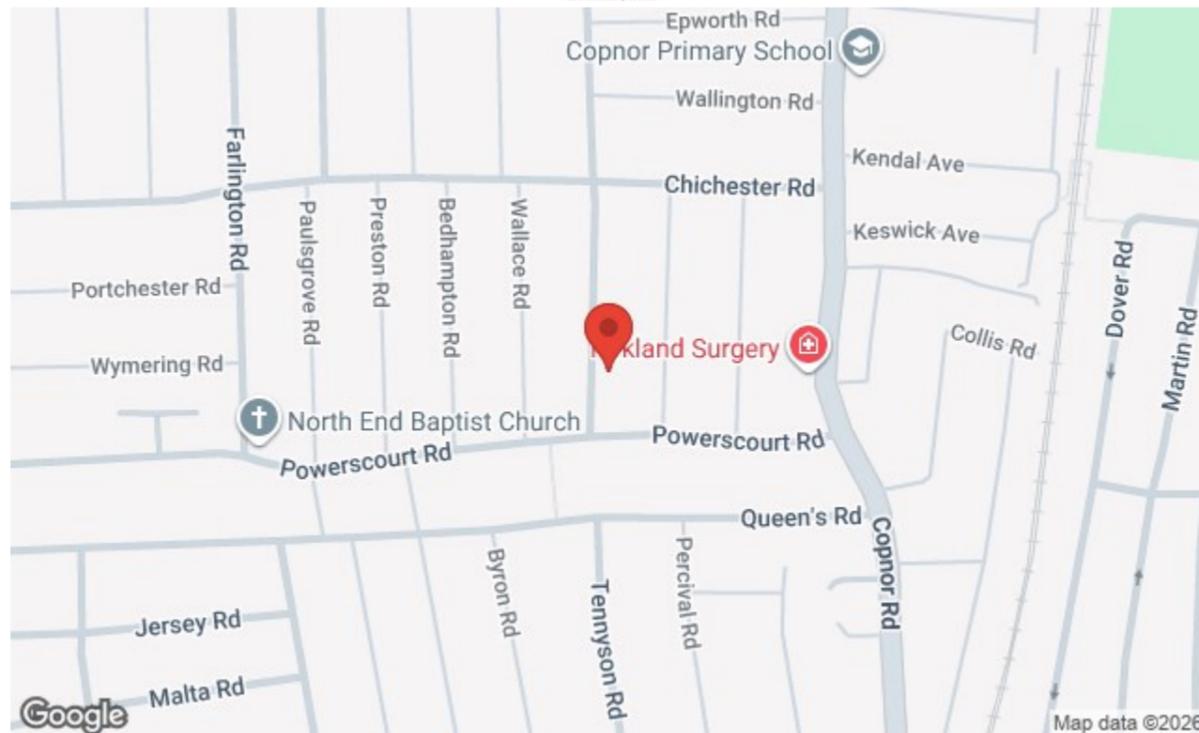


GROUND FLOOR
577 sq ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq ft. (96.2 sq.m.) approx.
While 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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t: 02392 728090



Offers In The Region Of
£235,000
Westbourne Road, Portsmouth PO2 7LD



HIGHLIGHTS

- ❖ GREAT INVESTMENT PROPERTY
- ❖ NO ONWARD CHAIN
- ❖ LARGE OPEN PLAN LIVING ROOM
- ❖ FURTHER DINING ROOM
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ REAR ENCLOSED PATIO GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ LOCATED CLOSE TO MOTORWAY LINKS AND TRANSPORT
- ❖ IDEAL FOR A FIRST TIME BUYER
- ❖ ENQUIRE TODAY TO BOOK A VIEWING

Located Westbourne Road in Portsmouth, this charming terraced house presents an excellent opportunity for those seeking a project to make their own. Offered with no onward chain, this property is perfect for both first-time buyers and seasoned investors alike.

The house boasts a generous layout, featuring one reception room that provides a welcoming space for relaxation and entertainment. With three well-proportioned bedrooms, there is ample room for a growing family or for those who require extra space for guests or a home office. The property also includes a bathroom, which, while in need of updating, offers the chance to create a personal sanctuary tailored to your tastes.

One of the standout features of this home is its spaciousness throughout, allowing for a variety of design possibilities. The potential to modernise and enhance the property is significant, making it an exciting prospect for anyone looking to add value.

Conveniently located close to the motorway and excellent transport links, this property ensures easy access to the wider area, making commuting a breeze. Whether you are looking to invest or create your dream home, this terraced house on Westbourne Road is a fantastic opportunity not to be missed. Embrace the chance to transform this property into a stunning residence that reflects your personal style.

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



PROPERTY INFORMATION

PORCH

LOUNGE

13'0" x 25'3" (3.97 x 7.7)

DINING ROOM

9'1" x 16'2" (2.79 x 4.93)

KITCHEN

8'5" x 11'10" (2.59 x 3.63)

FIRST FLOOR LANDING

BEDROOM ONE

13'0" x 11'11" (3.97 x 3.65)

BEDROOM TWO

7'4" x 10'11" (2.26 x 3.33)

BATHROOM

6'0" x 6'9" (1.83 x 2.08)

BEDROOM THREE

9'3" x 12'5" (2.82 x 3.81)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :B

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

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		73	78
England & Wales			



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