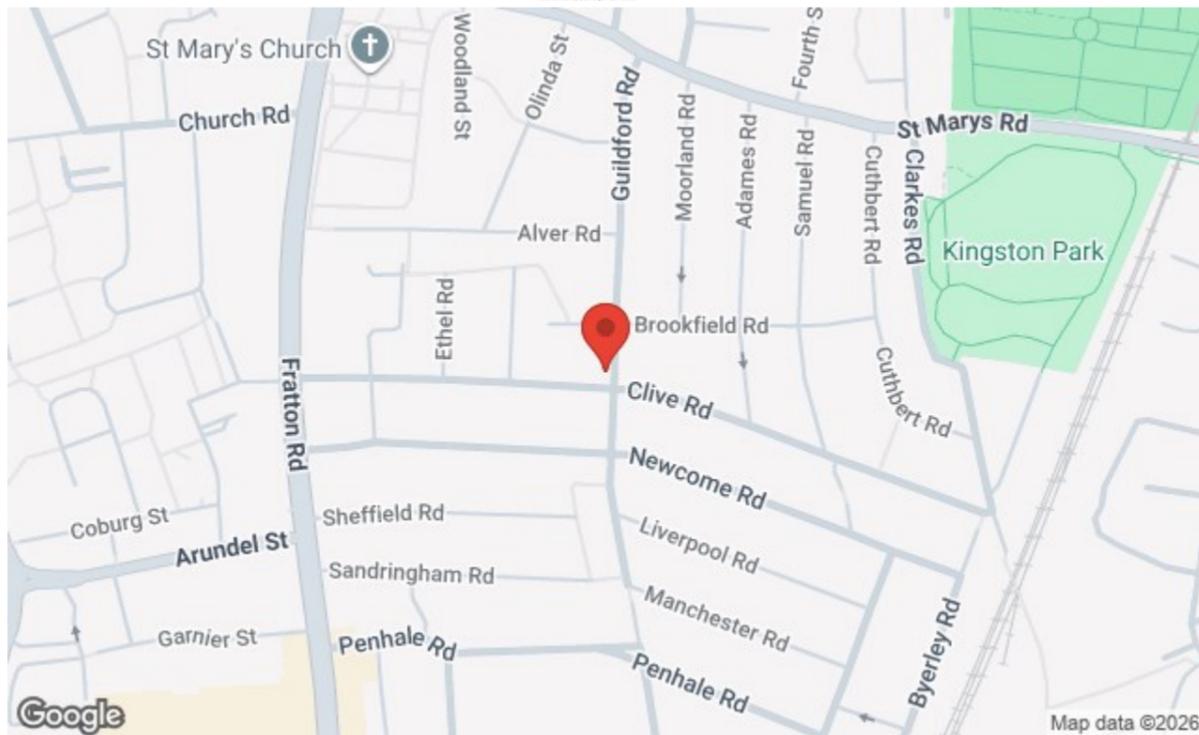


TOTAL FLOOR AREA: 513 sq.ft. (47.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
 Made with Metropix 02022



**FOR SALE**

Price £140,000

69 Clive Road, Portsmouth PO1 5JB

**bernards**  
THE ESTATE AGENTS



1 1 1

**HIGHLIGHTS**

- ❖ FIRST FLOOR FLAT
- ❖ ONE DOUBLE BEDROOM
- ❖ MODERN KITCHEN/BREAKFAST ROOM
- ❖ RECENTLY EXTENDED LEASE
- ❖ NEW BOILER AND ELECTRICS
- ❖ CENTRAL LOCATION
- ❖ NO FORWARD CHAIN
- ❖ GREAT INVESTMENT
- ❖ CLOSE TO AMENITIES
- PERFECT FIRST TIME PURCHASE

Located on Clive Road in Fratton, this modern first-floor flat offers a delightful living experience. With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a comfortable and stylish home. The flat features a spacious reception room, ideal for relaxation or entertaining guests.

Recently updated, the property boasts a new boiler and new electrics, ensuring peace of mind and energy efficiency for its new occupants. The absence of a chain

simplifies the buying process, making it an attractive option for those looking to move in swiftly.

This flat is situated in a convenient location, providing easy access to local amenities, transport links, and the beautiful coastal attractions that Portsmouth has to offer. Whether you are a first-time buyer or looking to downsize, this charming flat presents an excellent opportunity to enjoy modern living in a sought-after area. Don't miss the chance to make this lovely property your new home.

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



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



# PROPERTY INFORMATION

## KITCHEN/BREAKFAST ROOM

12'5" x 10'1" (3.78m x 3.07m)

## LOUNGE

10'6" x 12'8" (3.20m x 3.86m)

## BEDROOM

9'7" x 10'5" (2.92m x 3.18m)

## BATHROOM

7'11" x 5'6" (2.41m x 1.68m)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

## Band A

Portsmouth City Council: £1,211.75

Police and Crime Commissioner: £183.64

Hampshire & Isle of Wight Fire & Rescue: £58.56

Total Council Tax charge: £1,453.95

## MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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.

## LETTING INFORMATION- PORTSMOUTH

If you are considering buying this property for buy to let purposes, we would expect to achieve £950 PCM. This would give you 7.6% gross return based on the current asking price. If you would like any further information about lettings, what services our in house teams can offer please call your local office on 02392 728090 or email portsmouth@bernardseA.co.uk

## CONVEYANCING

Choosing the right conveyancing

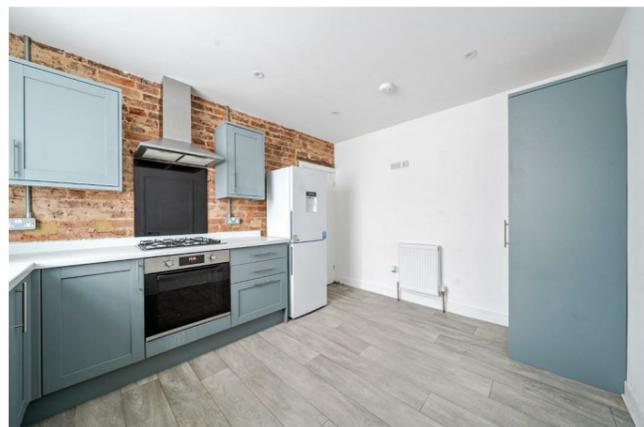
solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's 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.

## OFFER CHECK PROCEDURE

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

## ANTI-MONEY LAUNDERING

Bernard's 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			
(92-100) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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