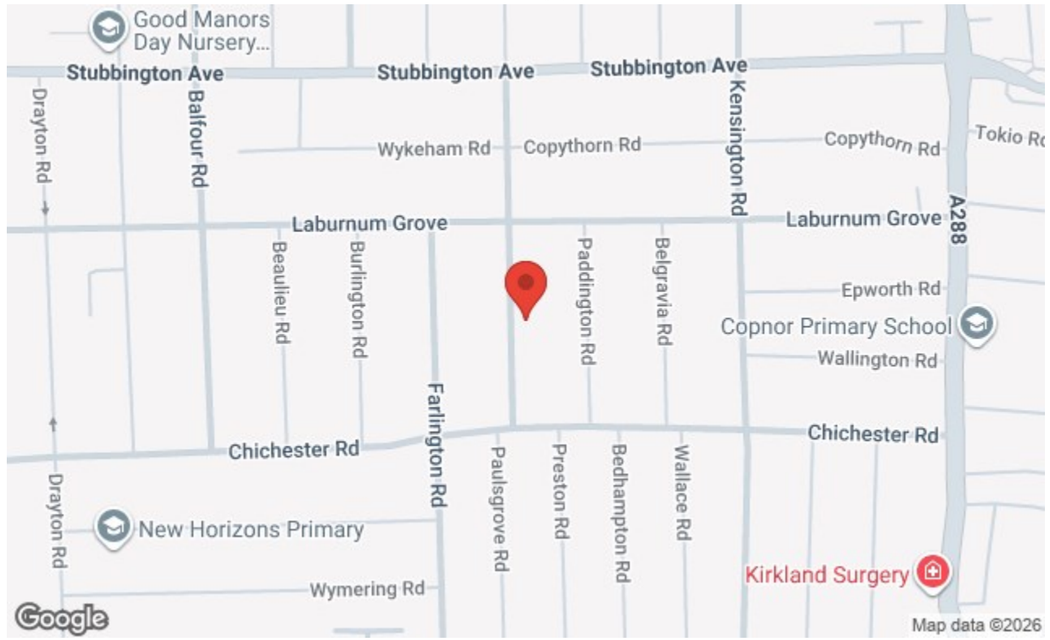



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

# By Auction £210,000

Lyndhurst Road, Portsmouth PO2 0DT

bernards THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- THREE-BEDROOM TERRACED HOUSE
- APPROXIMATELY 1,037 SQ FT
- SPACIOUS LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- BRIGHT REAR CONSERVATORY
- FITTED KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- FIRST-FLOOR FAMILY BATHROOM
- SUBJECT TO RESERVE PRICE
- T & Cs APPLY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000,

A well-proportioned three-bedroom terraced house situated in the popular North End area of Portsmouth. Offering approximately 1,037 sq ft of accommodation, the property provides spacious and versatile living throughout. The ground floor comprises a welcoming lounge with bay window, fitted kitchen, separate dining room and a bright rear conservatory overlooking the garden.

Upstairs are three well-sized bedrooms and a family bathroom. The property retains a number of attractive period features, including decorative cornicing and ceiling roses, while also benefiting from a fitted kitchen and modern bathroom. Outside, there is a front garden and an enclosed rear garden. An excellent opportunity for buyers looking for a spacious family home with scope to further personalise.

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

# PROPERTY INFORMATION

**PORCH**

**LOUNGE**
15'10" x 12'3" (4.83 x 3.75)

**KITCHEN**
11'6" x 6'11" (3.53 x 2.11)

**DOWNSTAIRS WC**

**DINING ROOM**
15'2" x 8'9" (4.63 x 2.68)

**CONSERVATORY**
10'5" x 9'4" (3.18 x 2.87)

**GARDEN**

**FIRST FLOOR**

**BEDROOM ONE**
12'10" x 12'2" (3.92 x 3.73)

**BEDROOM TWO**
11'6" x 6'11" (3.53 x 2.13)

**BEDROOM THREE**
12'9" x 8'9" (3.89 x 2.67)

**BATHROOM**
7'11" x 5'10" (2.43 x 1.78)

**PORTSMOUTH COUNCIL TAX**
The local authority is Portsmouth City Council.

BAND : C

**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.

**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.

**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.

**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

**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.









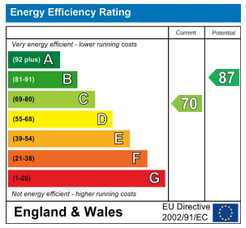













Scan here to see all our properties for sale and rent

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