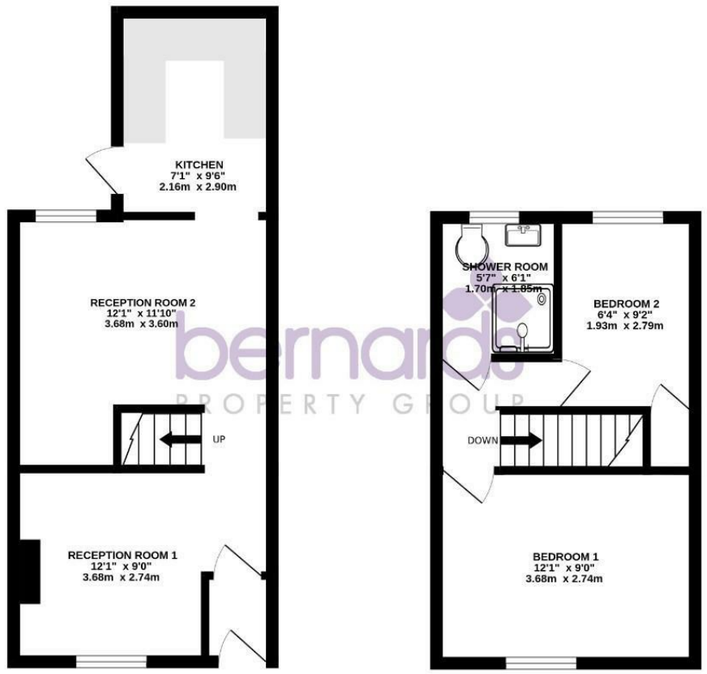
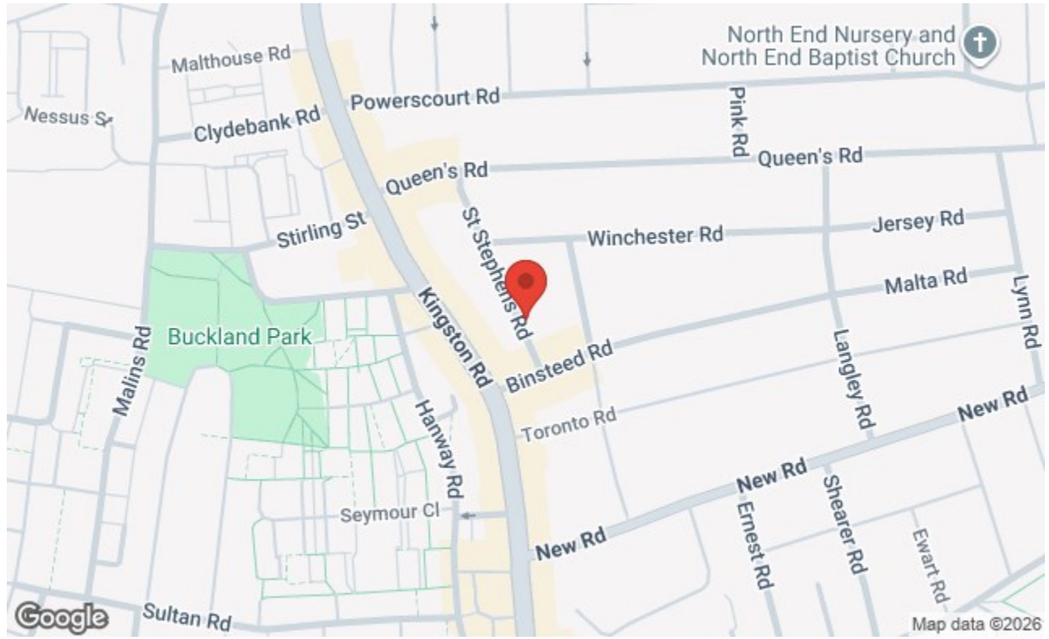
GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
251 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.8 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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FOR SALE

£190,000

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2 1 2

HIGHLIGHTS

- MID TERRACED HOUSE
- TWO BEDROOMS
- MODERN UPSTAIRS BATHROOM
- REFURBISHED THROUGHOUT
- MODERN FITTED KITCHEN
- NO ONWARD CHAIN
- MOVE IN READY HOME
- GREAT FIRST TIME PURCHASE
- IDEAL FOR BUY TO LET INVESTMENT
- CALL TO ARRANGE INTERNAL VIEWING

A beautifully refurbished two-bedroom mid-terraced home situated in the popular North End area of Portsmouth, offered with no onward chain and ready for immediate occupation.

This well-presented property has been modernised throughout and would make an ideal first-time purchase or buy-to-let investment. The accommodation comprises two reception rooms, a modern fitted kitchen, two first floor bedrooms and a contemporary upstairs shower room.

Externally, the property benefits from a spacious rear garden, while internally the home offers bright and stylish living accommodation throughout. Conveniently located close to local amenities, transport links and schools, this move-in ready property is not to be missed.

Early internal viewing is highly recommended.

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

PROPERTY INFORMATION

PORCH

RECEPTION ONE
12'0" x 8'11" (3.68 x 2.74)

RECEPTION TWO
12'0" x 11'9" (3.68 x 3.60)

KITCHEN
9'6" x 7'1" (2.90 x 2.16)

GARDEN

FIRST FLOOR

BEDROOM ONE
12'0" x 8'11" (3.68 x 2.74)

BEDROOM TWO
9'1" x 6'3" (2.79 x 1.93)

SHOWER ROOM
6'0" x 5'6" (1.85 x 1.70)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B

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





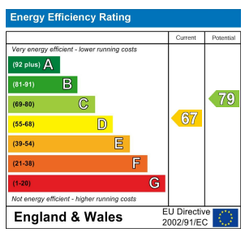












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