

FOR SALE

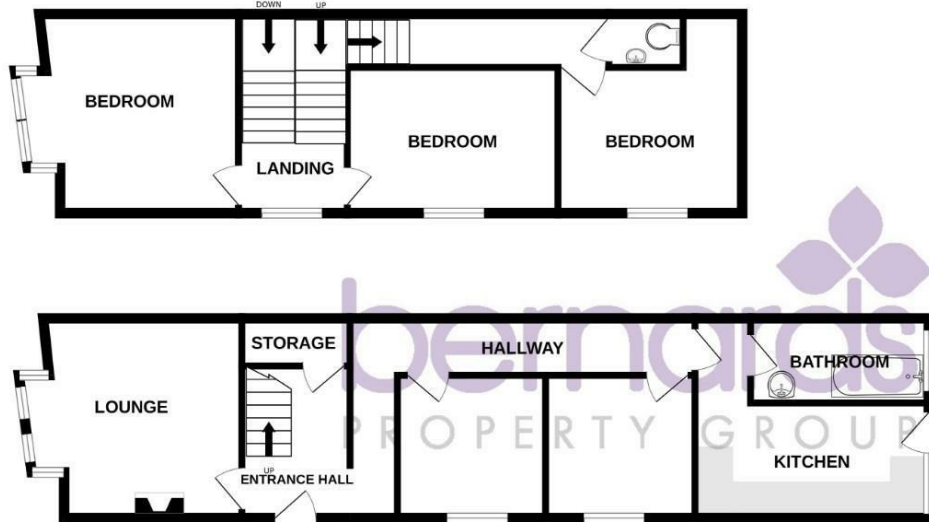
£240,000

Pitcroft Road, Portsmouth PO2 8BB

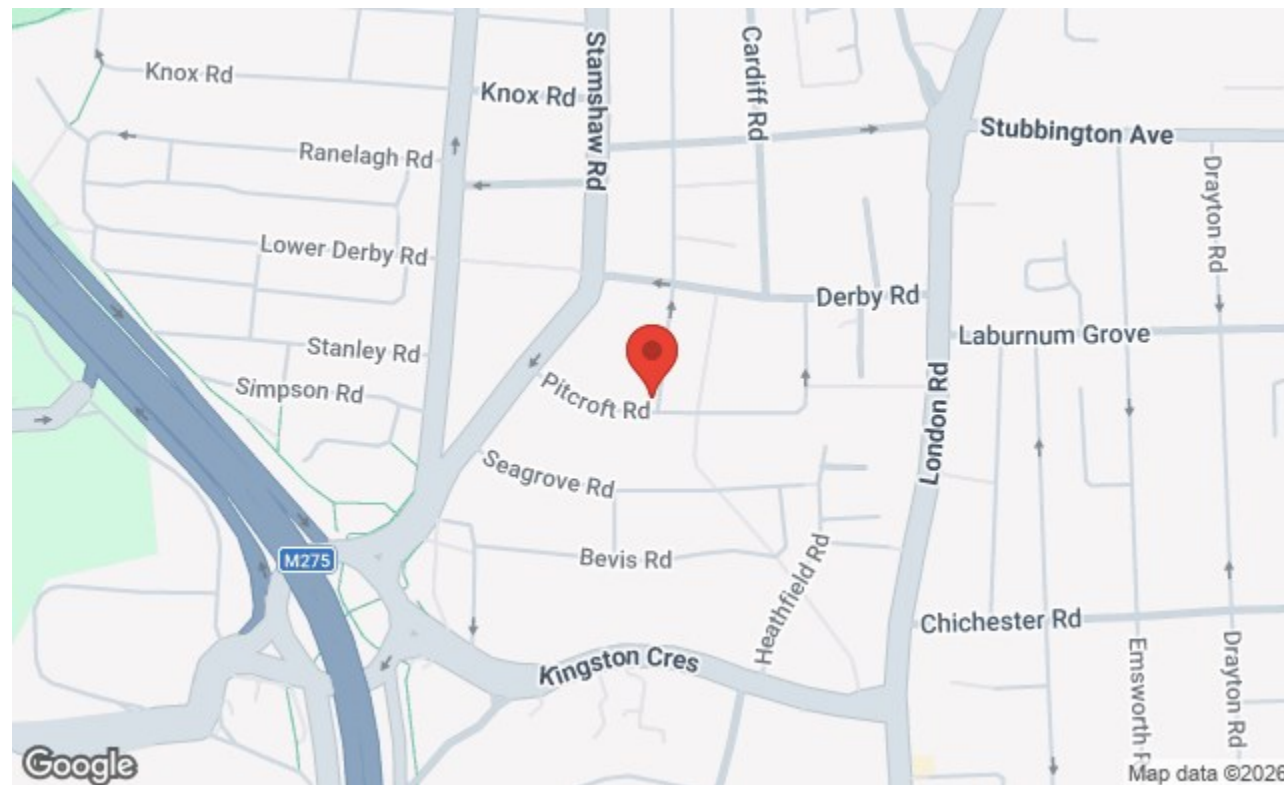
bernards  
THE ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



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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## HIGHLIGHTS

- ❖ END TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ FANTASTIC POTENTIAL
- ❖ CLOSE TO SHOPS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ EASY ACCESS OUT OF TOWN
- ❖ NO ONWARD CHAIN
- ❖ GAS CENTRAL HEATING
- ❖ IDEAL FOR INVESTMENT
- ❖ GARDEN/OFF ROAD PARKING

Situated on Pitcroft Road in Portsmouth, this end-terraced house offers a great opportunity for buyers looking to update and make a home their own.

The property has two reception rooms and three good-size bedrooms, providing plenty of living space for families or those needing extra room for a home office or guests.

The property would benefit from modernisation, giving the new owner the chance to improve and update the property to their own taste and creating a beautiful home or buy to let investment.

Outside, there is a garden to the rear and has the added benefit of off-road parking, which is a real advantage in this area.

The property is offered with no onward chain, helping to make the purchase process quicker and easier.

Overall, this is a great opportunity to buy a house with plenty of potential in a popular Portsmouth location.

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



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



# PROPERTY INFORMATION

## ENTRANCE HALL

**LOUNGE**  
13'5" x 11'5" (4.1 x 3.5)

**RECEPTION**  
8'6" x 7'10" (2.6 x 2.4)

**RECEPTION**  
8'6" x 7'10" (2.6 x 2.4)

**KITCHEN**  
13'1" x 11'1" (4.0 x 3.4)

**GARDEN/OFF ROAD PARKING**

**BATHROOM**  
9'10" x 4'3" (3.0 x 1.3)

**BEDROOM ONE**  
13'5" x 11'5" (4.1 x 3.5)

**BEDROOM TWO**  
11'1" x 10'5" (3.4 x 3.2)

**BEDROOM THREE**  
12'1" x 8'2" (3.7 x 2.5)

**W/C**

**PORTSMOUTH COUNCIL TAX**

The local authority is Portsmouth City Council.

**BAND : B**

## 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.

## 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 plus) 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	
England & Wales	



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