Offers In Excess Of £260,000

Glencoe Road, Portsmouth PO1 5RP

bernards
THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- MID-TERRACE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- MODERN BATHROOM
- LARGE REAR GARDEN WITH PARKING
- LOCATED CLOSE TO PUBLIC TRANSPORT AND SCHOOLS
- DOWNSTAIRS W/C
- TENANTS CURRENTLY IN SITU, IDEAL FOR INVESTORS
- AVAILABLE FOR HOME MOVERS AND FIRST TIME BUYERS

Welcome to this modern three-bedroom terraced house located on Glencoe Road in Portsmouth. This delightful family home boasts an inviting and spacious entrance hall that is flooded with natural light, creating a warm and welcoming atmosphere as you step inside.

The property features two well-proportioned reception rooms, perfect for both relaxation and entertaining. The modern fitted kitchen seamlessly integrates with the dining area, making it an ideal space for family meals and gatherings. The layout is designed to enhance both functionality and comfort, catering to the needs of contemporary living.

Upstairs, you will find three bedrooms providing ample space for family members or guests. The property also includes a well-appointed bathroom, ensuring convenience for all.

One of the standout features of this home is the rear garden, which not only offers a lovely outdoor space for leisure and play but also provides access for parking, a rare find in urban settings.

Currently tenanted, this property presents an excellent opportunity for investors looking to expand their portfolio or for first-time buyers eager to step onto the property ladder. With its modern amenities and prime location, this home is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home or investment.

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PROPERTY INFORMATION

ENTRANCE HALL
6'2" x 13'8" (1.88m x 4.17m)

LOUNGE
11'7" x 12'5" (3.53m x 3.78m)

DINING ROOM
17'10" x 11'5" (5.44m x 3.48m)

KITCHEN
21'6" x 8'8" (6.55m x 2.64m)

W.C
2'10"x 5'7" (0.86mx 1.70m)

BEDROOM ONE
11'8" x 11'5" (3.56m x 3.48m)

BEDROOM TWO
10'4" x12'5" (3.15m x3.78m)

BEDROOM THREE
7'6" x 9'6" (2.29m x 2.90m)

BATHROOM
6'2" x 5'10' (1.88m x 1.78m')

Portsmouth Council Tax
The local authority is Portsmouth City Council.

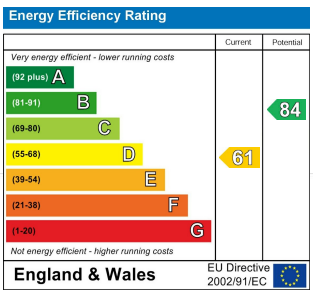
BAND : C

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

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.

Agents Notes
Images used are from when the property was advertised before the current tenancy, the property currently has a tenancy on a periodic tenancy.



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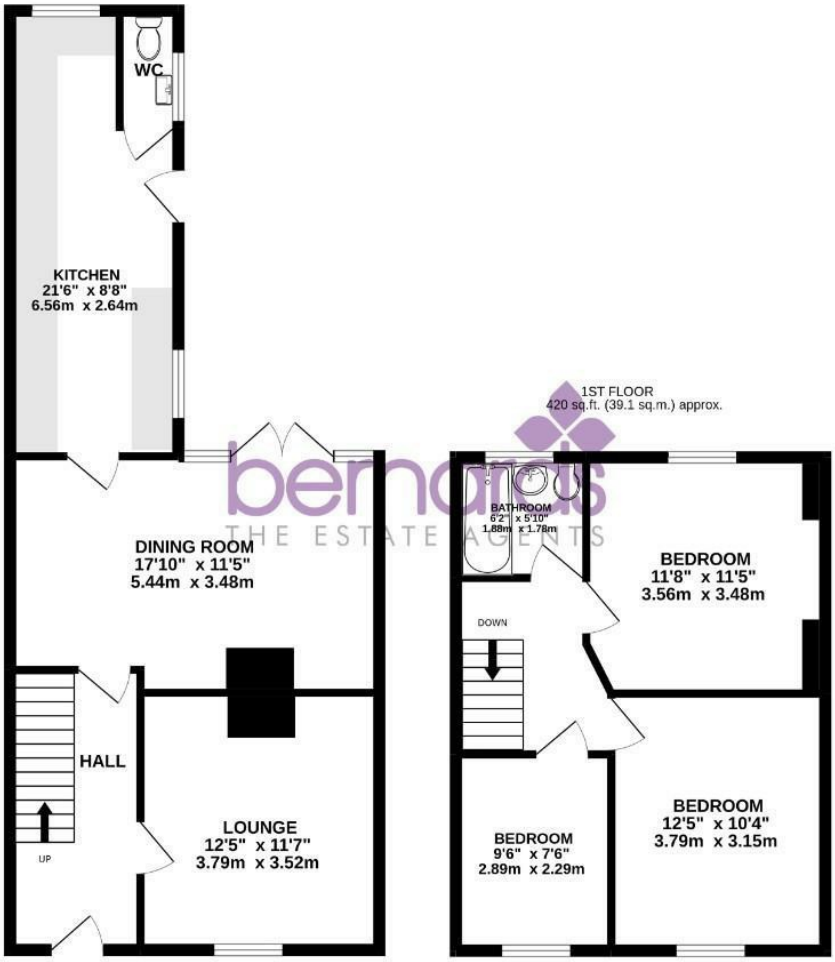
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 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.
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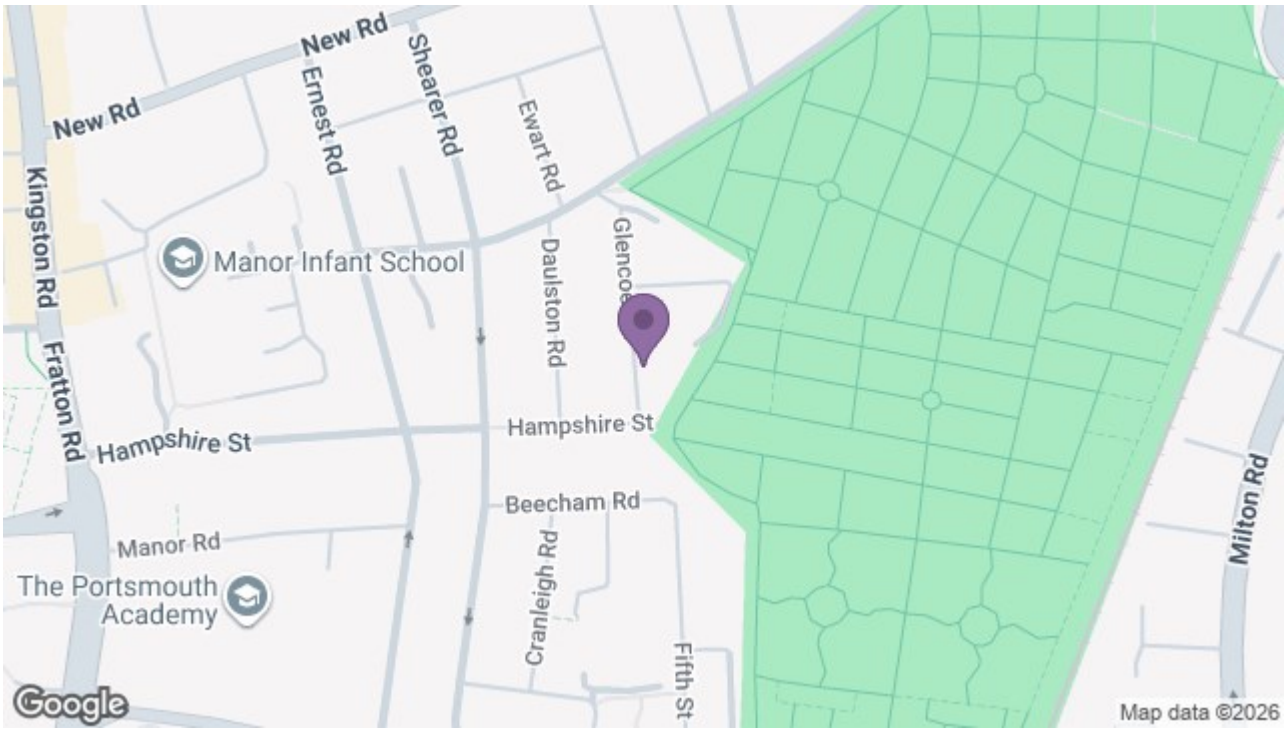

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