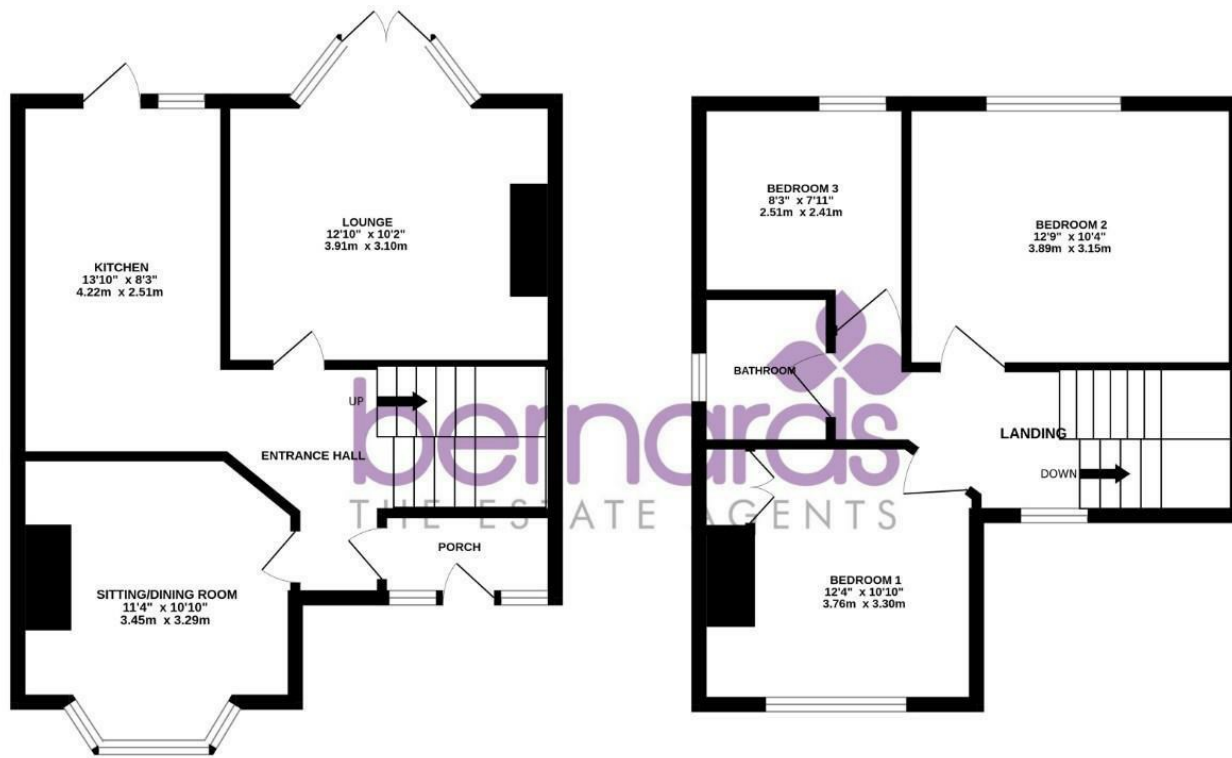


GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Offers Over £350,000

Mayfield Road, Portsmouth PO2 0RP



HIGHLIGHTS

- SEMI-DETACHED HOUSE
- DRIVEWAY/OFF ROAD PARKING
- FRESH DECOR AND FLOORING
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- GOOD SIZE REAR GARDEN
- WORK SHOP TO REAR
- GREAT FAMILY HOME
- SOUGHT AFTER LOCATION

**** SEMI-DETACHED HOUSE ** OFF ROAD PARKING ****

We are delighted to bring to the market this semi-detached, three bedroom family home situated along Mayfield Road, Portsmouth.

This property is being offered with no onward chain and offers off road parking to the front of the house. Internally you have sitting/dining room to the front with the lounge and separate kitchen to the rear with both rooms giving you access to the garden. The spacious

garden has recently been paved and has a brick built outbuilding to the rear with electric. Going back in to the property and upstairs you have two double bedrooms, bedroom three and the family bathroom.

To arrange your viewing on this property please contact us on 02392 728090.

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



PROPERTY INFORMATION

DRIVEWAY/OFF ROAD PARKING

PORCH

ENTRANCE HALL

DINING ROOM
11'3" x 10'9" (3.45 x 3.30)

KITCHEN
13'10" x 8'2" (4.22 x 2.51)

LOUNGE
12'9" x 10'2" (3.91 x 3.10)

GARDEN

WORKSHOP
25'1" x 13'6" (7.65 x 4.12)

FIRST FLOOR

BEDROOM ONE
11'3" x 10'9" (3.45 x 3.30)

BEDROOM TWO
12'9" x 10'4" (3.89 x 3.15)

BEDROOM THREE
8'2" x 7'10" (2.51 x 2.41)

BATHROOM

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,760.67

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.

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.

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



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	
62	79
EU Directive 2002/91/EC	
England & Wales	



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