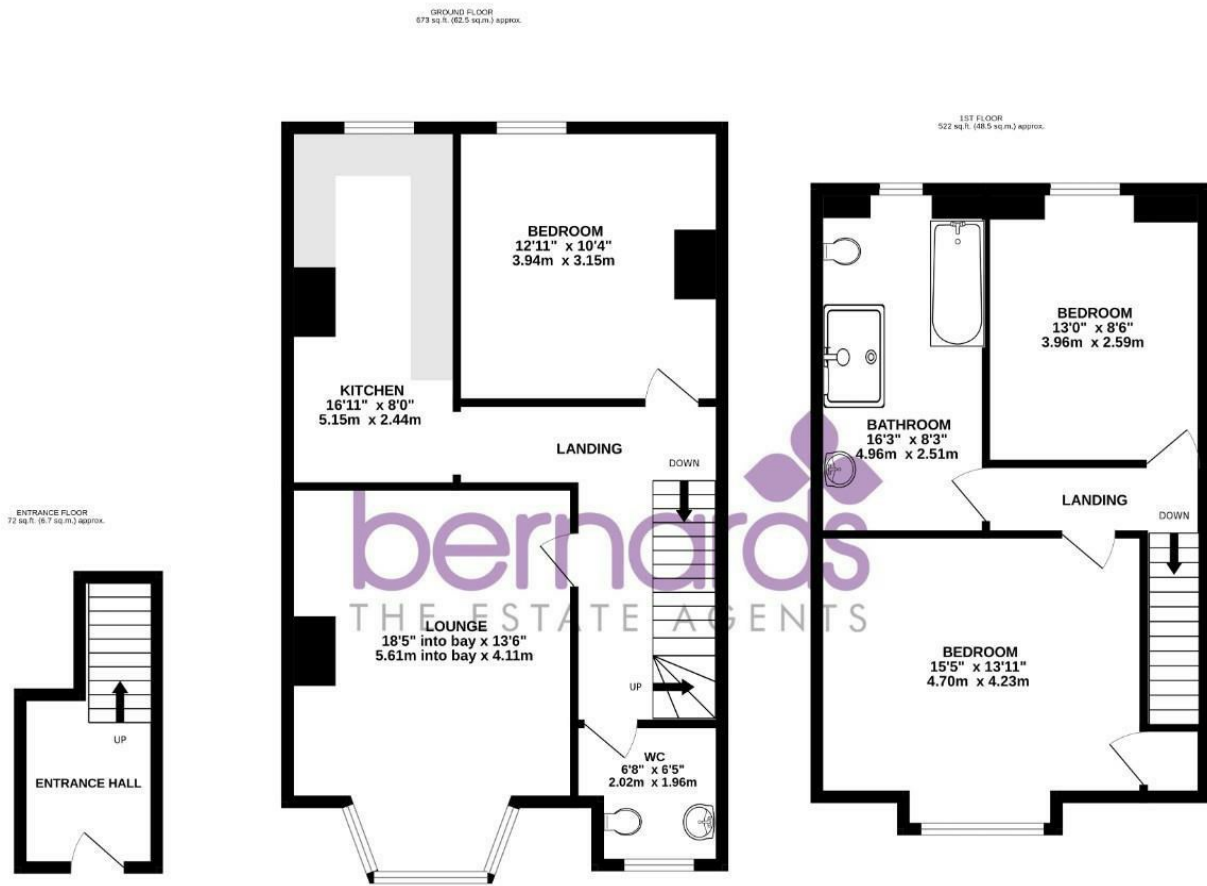


FOR SALE

Offers Over £210,000

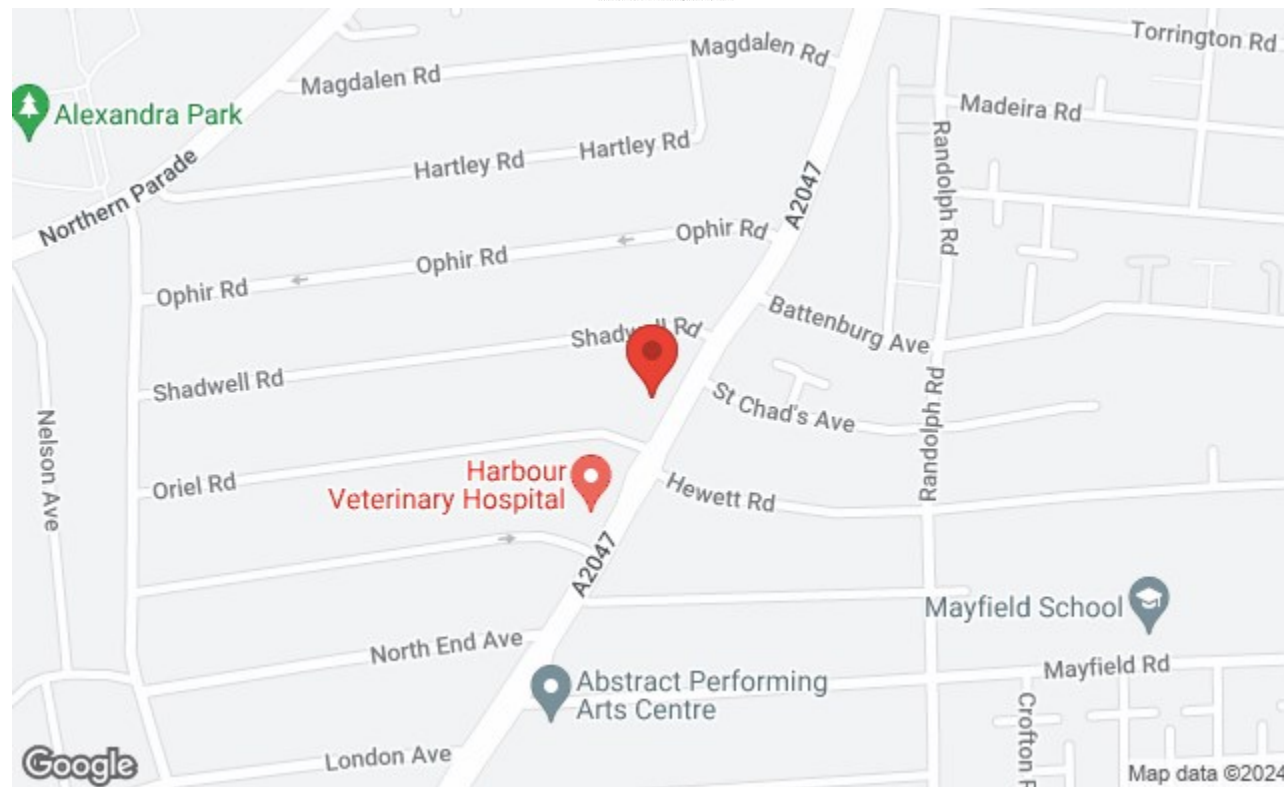
London Road, Portsmouth PO2 9HE

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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. Made with Metropix 6/2024



2 2 1

HIGHLIGHTS

- ❖ TWO/THREE BEDROOMS
- ❖ MAISONETTE
- ❖ ROUGHLY 117 SQM IN SIZE!
- ❖ HUGE FOUR PIECE BATHROOM
- ❖ SEPERATE LOUNGE
- ❖ FITTED KITCHEN
- ❖ DOWNSTAIRS CLOAKROOM
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ THIS REALLY IS A MUST SEE!

***LARGE TWO/THREE BEDROOM MAISONETTE WITH PRIVATE ENTRANCE ***

We are delighted to welcome to the sales market, this spacious maisonette on London road, a moments walk from North End amenities.

Boasting a private entrance and a modern finish spread across two floors, this property must be seen just to see the size it has on offer!.

Internally, the property is comprised of a large lounge, which includes a bay window bringing in lots of natural light. Accessed off the landing, the 1st

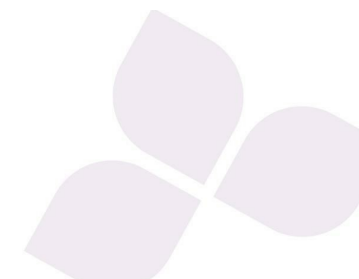
floor is continued by a well appointed kitchen/breakfast room, separate dining/bedroom and a cloakroom.

The landing also includes stairs which lead up to the second floor, which sees two large double bedrooms and a huge four piece family bathroom.

With its central location, finish and size, we strongly recommend booking a viewing to fully appreciate what's on offer.

This one is not to be missed!!

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



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



PROPERTY INFORMATION

LOUNGE
18'4" x 13'5" (5.61 x 4.11)

KITCHEN
16'10" x 8'0" (5.15 x 2.44)

BEDROOM/DINING ROOM
12'11" x 10'4" (3.94 x 3.15)

W/C
6'7" x 6'5" (2.02 x 1.96)

BEDROOM ONE
15'5" x 13'10" (4.70 x 4.23)

BEDROOM TWO
12'11" x 8'5" (3.96 x 2.59)

BATHROOM
16'3" x 8'2" (4.96 x 2.51)

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.

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : A
YEARLY £: 1381

LEASEHOLD INFORMATION.
Management Company:
Lease Length: 89
Ground Rent + service Charge: £100 a year

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

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.

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
71	51
EU Directive 2002/91/EC	
England & Wales	



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