

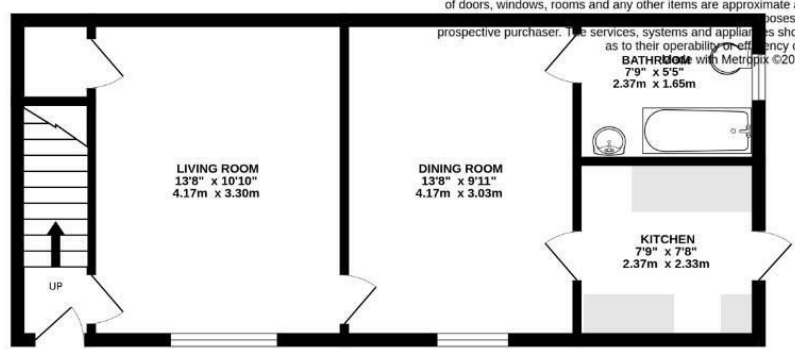
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



£1,200 Per Calendar Month

Cardiff Road, Portsmouth PO2 8BN



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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, omissions 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 can be given.



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ END OF TERRACED
- ❖ TWO RECEPTION ROOMS
- ❖ GARAGE/PARKING
- ❖ DOUBLE GLAZED
- ❖ A MUST SEE!
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ CENTRAL LOCATION

TWO BEDROOM HOUSE WITH PARKING/GARAGE **6 MONTH AGREEMENT**

We are delighted to introduce this two bedroom, end of terrace property in the sought after location of Cardiff road.

Entering the property, you have a lounge which leads through to the dining room, completing the ground floor is the kitchen, and the three piece family bathroom.

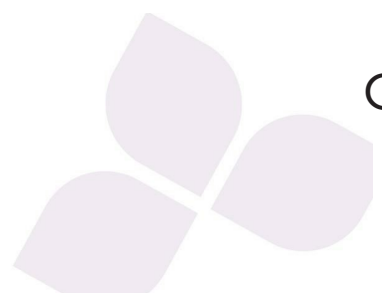
The properties garden is laid to a patio making it low maintenance and being south facing, is a great

sun trap. Its through the garden you have access to the garage, adding a parking space to the property, as well as ample storage. The garage is access via the side of the property meaning access isn't an issue

Upstairs you have two double bedrooms all of which have double glazed windows, bringing in ample natural light.

Combining its fantastic size with its location and having a garage, we strongly recommend booking an early viewing to avoid disappointment

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



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



PROPERTY INFORMATION

LIVING ROOM
13'8" x 9'10":98'5" (4.17 x 3:30)

DINING ROOM
13'8" x 9'11" (4.17 x 3.03)

BATHROOM
7'9" x 5'4" (2.37 x 1.65)

KITCHEN
7'9" x 7'7" (2.37 x 2.33)

BEDROOM ONE
13'8" x 9'10":0'0" (4.17 x 3:00)

BEDROOM TWO
10'11" x 10'5" (3.33 x 3.18)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : B
YEARLY £: 1464

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.

TENANT FEES ACT 2019
As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks'

- rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

RIGHT TO RENT
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



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			
England & Wales		EU Directive 2002/91/EC	



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

