

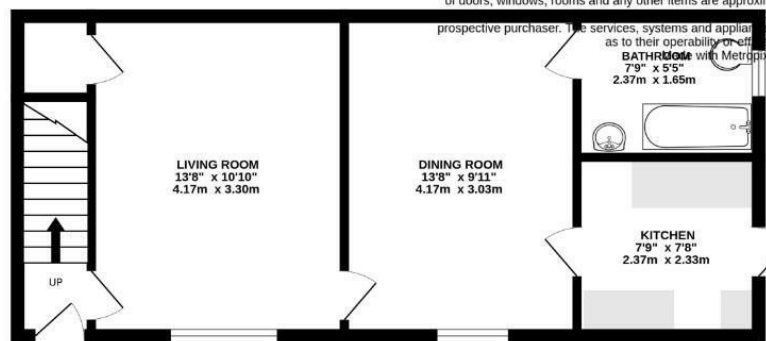
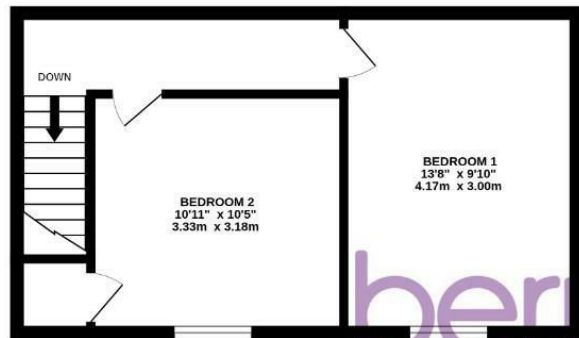
GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

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



Guide Price £220,000

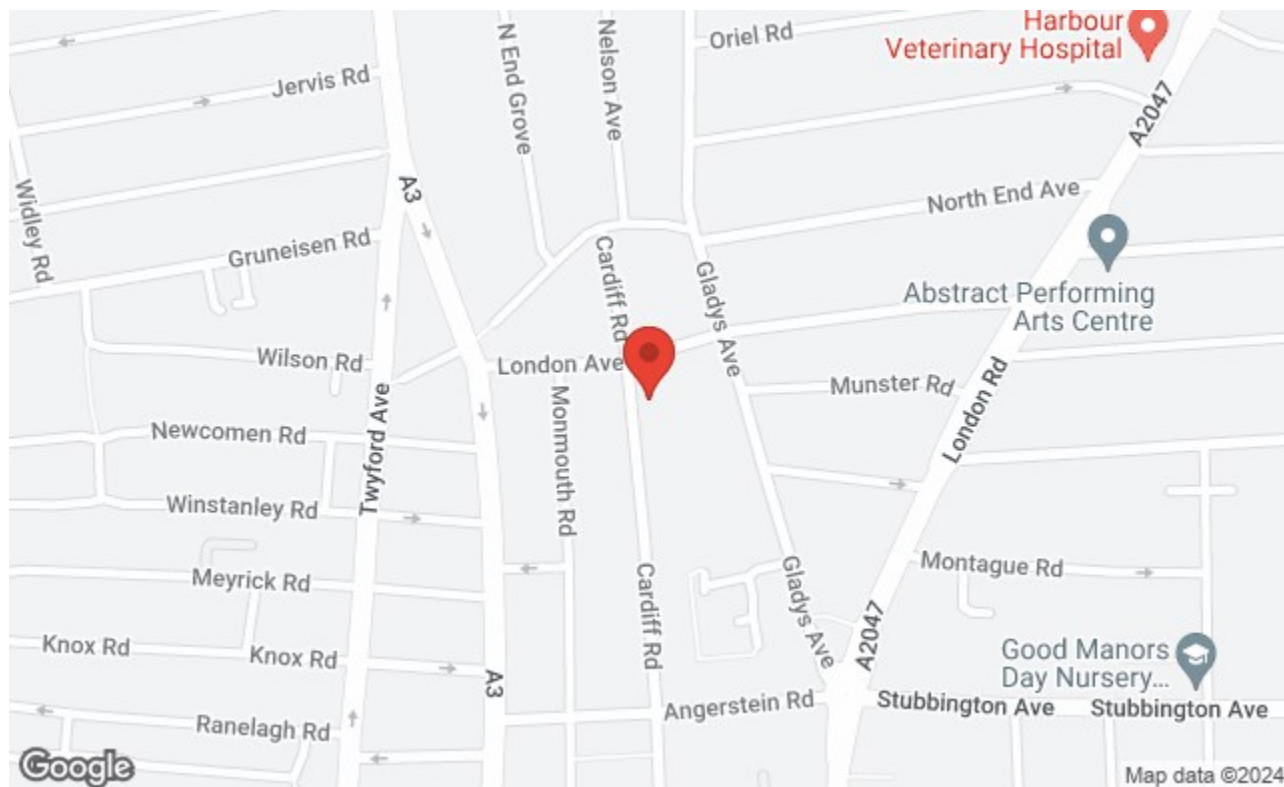
Cardiff Road, Portsmouth PO2 8BN



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.

BATHROOM with Metrotek
7'9" x 5'5"
2.37m x 1.65m



HIGHLIGHTS

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

TWO BEDROOM HOUSE WITH PARKING/GARAGE

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

Perfect for first time buyers, this property is located in a popular residential area, within short distance of the motorway.

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.

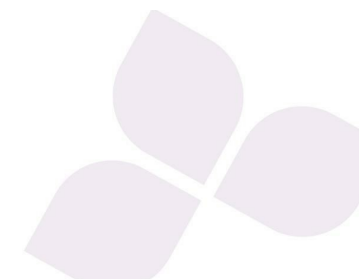
The properties garden is laid to a patio

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.

This property is perfect for first time buyers to get onto the property ladder, as well as for families. 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)

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 : B
YEARLY £: 1464

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
EU Directive 2002/91/EC	
England & Wales	



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