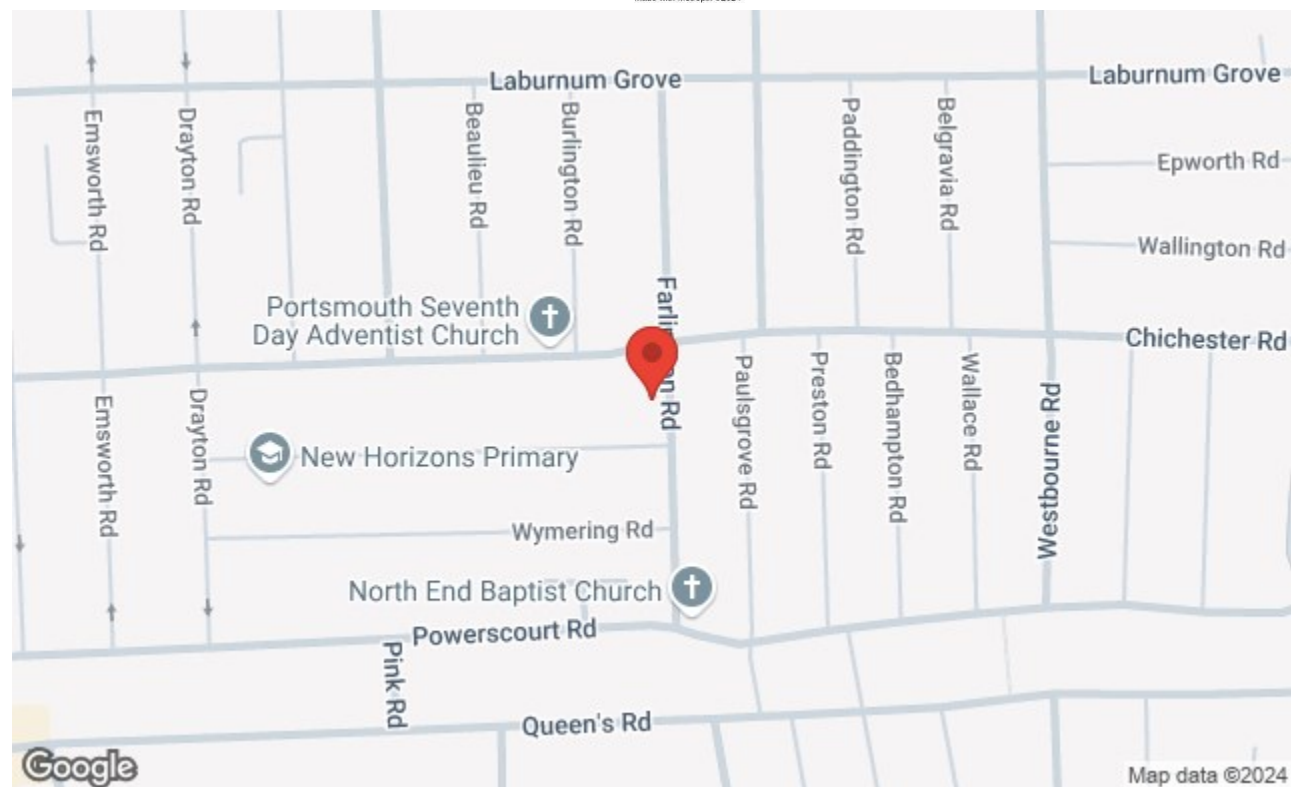


TOTAL FLOOR AREA: 796 sq.ft. (74.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



FOR SALE

By Auction £190,000

Farlington Road, Portsmouth PO2 7HT

bernards
 THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ SEMI-DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ MODERN OPEN PLANNED KITCHEN/DINER
- ❖ LARGE REAR GARDEN
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ CLOSE TO LOCAL SHOPS
- ❖ BUYERS FEE APPLY
- ❖ T&C'S APPLY
- ❖ SUBJECT TO RESERVE PRICE
- ❖ MODERN METHOD OF AUCTION

Welcome to Farlington Road, Portsmouth - a great location for this delightful semi-detached house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Step inside to discover a modern open-planned kitchen/diner, ideal for whipping up delicious meals while still being part of the conversation. With three good-sized bedrooms, there's plenty of space for the whole family to unwind and recharge.

Upstairs, you'll find a convenient bathroom, ensuring that busy mornings run smoothly. Outside, a large rear garden awaits, offering a tranquil retreat where you can enjoy the fresh air and perhaps even try your hand at gardening.

Don't miss out on the opportunity to make this house your home - Farlington Road is calling your name!

***For sale by Modern Method of Auction; Starting Bid Price £190,000 plus Reservation Fee. ***

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



PROPERTY INFORMATION

LOUNGE
13'4" x 12'7" (4.08 x 3.86)

KITCHEN/BREAKFAST ROOM
22'0" x 7'8" (6.71 x 2.34)

CONSERVATORY
8'5" x 8'0" (2.59 x 2.44)

REAR GARDEN

BEDROOM ONE
12'7" x 10'10" (3.84 x 3.32)

BEDROOM TWO
9'10" x 7'10" (3.00 x 2.39)

BEDROOM THREE
10'6" x 5'4" (3.22 x 1.63)

BATHROOM
6'9" x 5'6" (2.07 x 1.68)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B – £1,614.24

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.

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

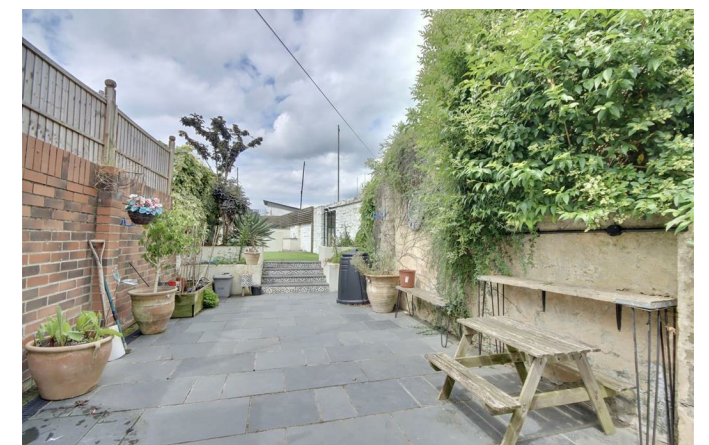
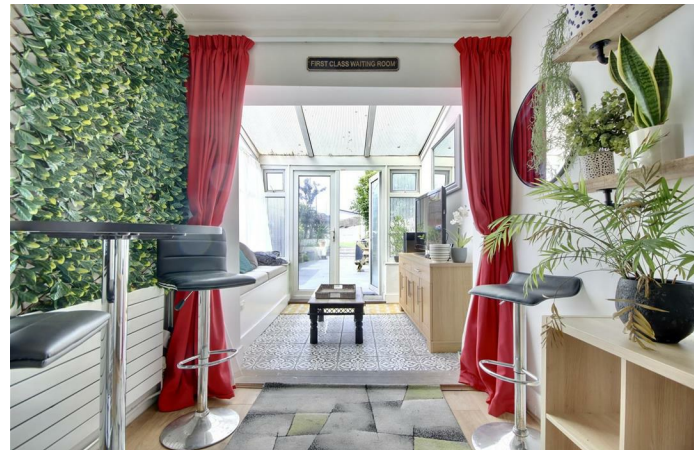
experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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.

ANTI-MONEY LAUNDERING

Bernard's 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 (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	78
(39-54) E	58
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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