

£230,000

Balliol Road, Portsmouth PO2 7PR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN LIVING AREA
- ❖ THREE PIECE BATHROOM
- ❖ PERFECT RENTAL
- ❖ WEST FACING GARDEN
- ❖ A SHORT WALK TO AMENITIES
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CENTRAL LOCATION
- ❖ NO FORWARD CHAIN
- ❖ CALL BERNARDS TO ARRANGE A VIEWING

**\*\*\*TWO DOUBLE BEDROOMS - OPEN PLAN LIVING\*\*\***

Welcome to Balliol Road, Portsmouth - a charming terraced house that could be your ideal first-time purchase! This lovely property boasts two double bedrooms, perfect for a small family or those in need of a guest room or home office. The downstairs bathroom adds convenience to your daily routine, while the open plan lounge diner creates a spacious and welcoming atmosphere for entertaining guests or relaxing after a long day.

The kitchen is to the front of the property and boasts plenty of wall and base units.

One of the highlights of this property is the west-facing garden, providing the perfect sun trap.

Located in a central location, this house on Balliol Road presents a fantastic opportunity to own a home walking distance from local amenities.

Call Bernards now to arrange a viewing on 02392728090.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## ENTRANCE HALLWAY

BAND :

## KITCHEN

11'6" x 9'1" (3.52 x 2.78)

## RECEPTION ROOM

11'8" x 11'8" (3.58 x 3.58)

## RECEPTION ROOM TWO

14'3" x 12'0" (4.35 x 3.66)

## BATHROOM

8'7" x 6'0" (2.62 x 1.84)

## BEDROOM ONE

11'10" x 11'10" (3.63 x 3.63)

## BEDROOM TWO

11'6" x 9'3" (3.51 x 2.82)

## 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.

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

## Removal Quote

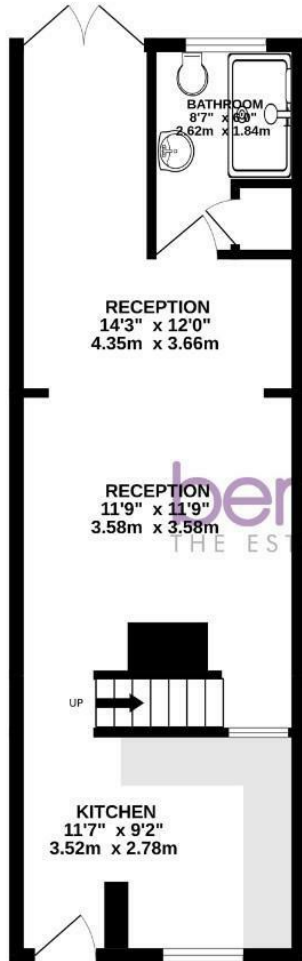
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



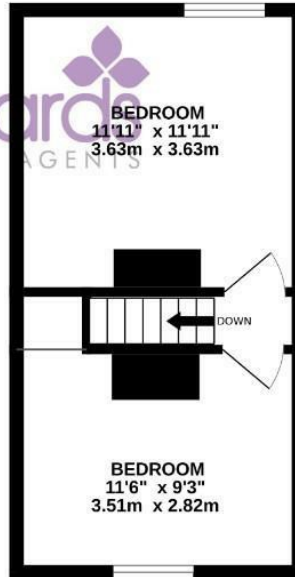
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

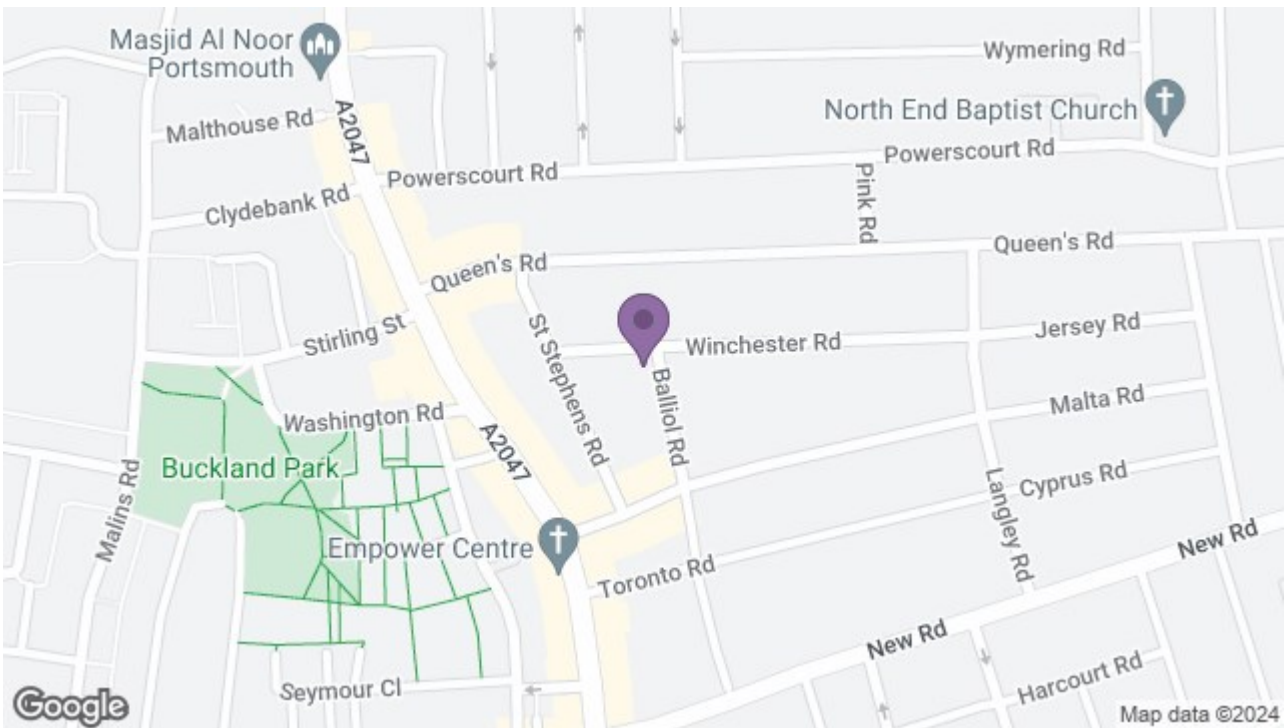


1ST FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 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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