

FOR SALE

Offers Over £140,000

Wingfield Street, Portsmouth PO1 4PA

bernards THE ESTATE AGENTS

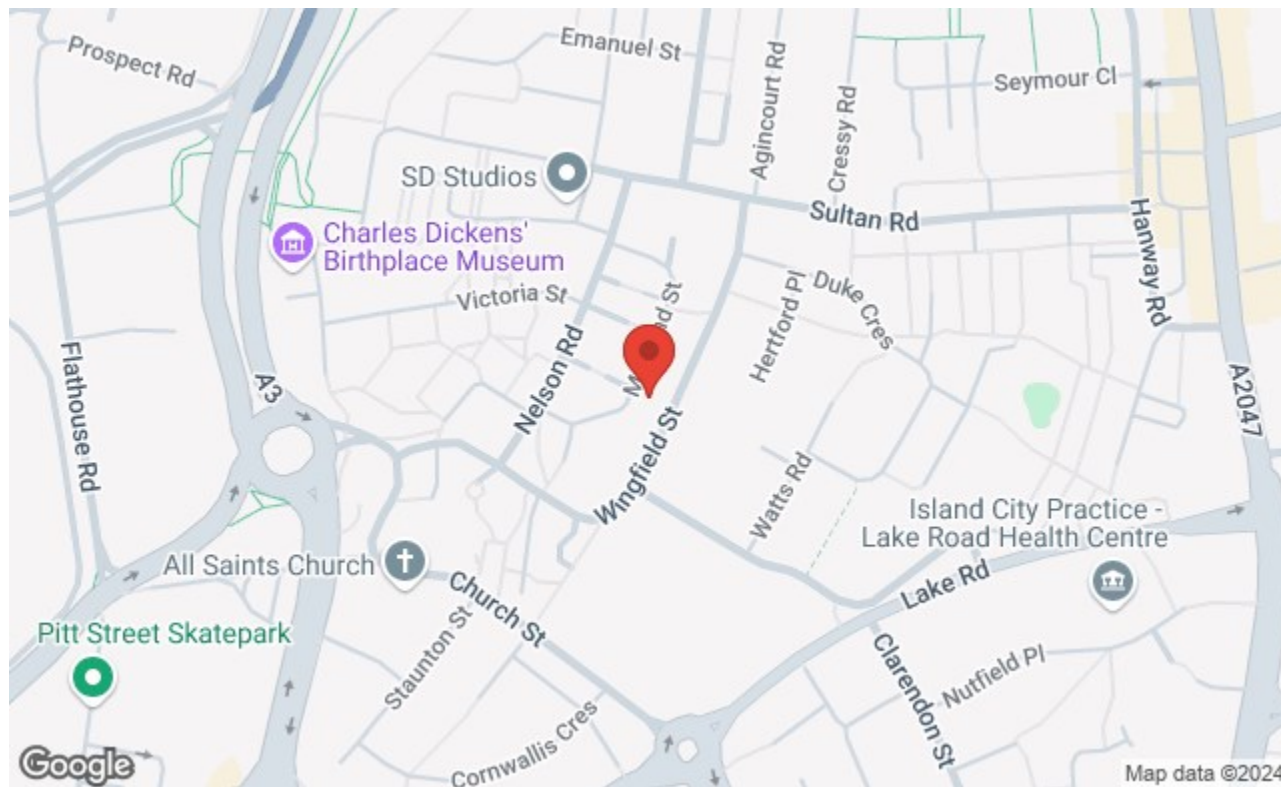
LOWER FLOOR
367 sq.ft. (34.1 sq.m.) approx.

1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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 ©2024.



HIGHLIGHTS

- MAISONETTE
SECOND FLOOR
THREE BEDROOMS
SPACIOUS KITCHEN
BRIGHT LOUNGE
THREE PIECE BATHROOM
NEARBY TRANSPORT LINKS
CLOSE TO LOCAL AMENITIES
IDEAL INVESTMENT
GOOD FIRST HOME

** THREE BEDROOM TOP FLOOR MAISONETTE **

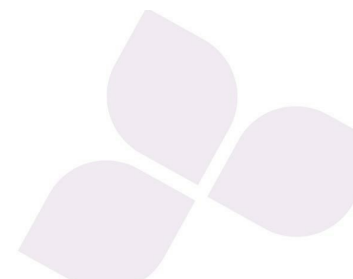
Bernards are pleased to welcome to the market this spacious, three bedroom maisonette, conveniently located just a short walk from Commercial Road where you will find various local amenities.

Upon entrance to the property, you have a good size kitchen with space for a small dining table and a bright and airy lounge. Moving upstairs, you will find three bedrooms, two of which are

doubles, and the three piece family bathroom.

Please call Bernards to arrange your viewing on 02392 728090!

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
17'1" x 13'5" (5.21 x 4.09)

KITCHEN
12'8" x 9'5" (3.88 x 2.88)

BEDROOM ONE
16'8" x 11'3" (5.09 x 3.45)

BEDROOM TWO
10'7" x 9'6" (3.23 x 2.90)

BEDROOM THREE
12'0" x 7'2" (3.68 x 2.20)

BATHROOM
6'5" x 6'2" (1.98 x 1.89)

LEASEHOLD INFORMATION

Lease Length: 90 years
Ground Rent: £0
Service Charge: £2640

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.

COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A

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.

OFFER CHECK

If you are considering making an offer for this or any other property Bernard's Estate

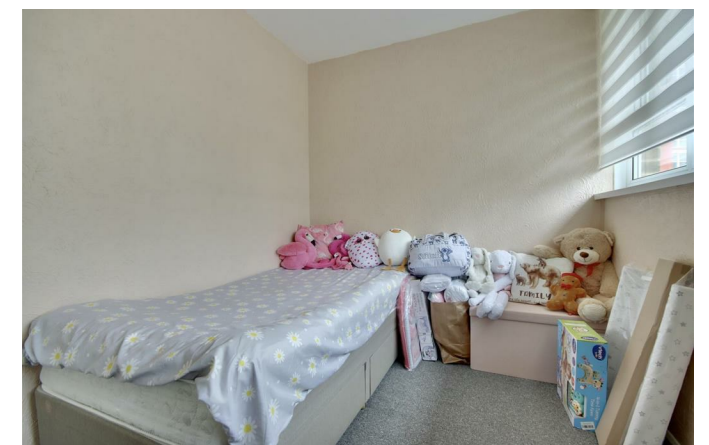
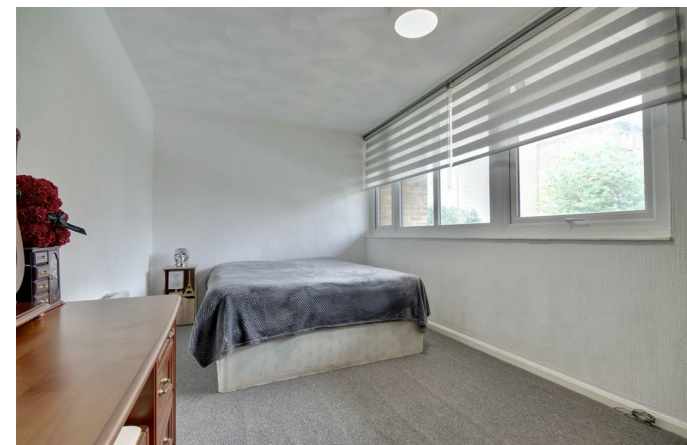
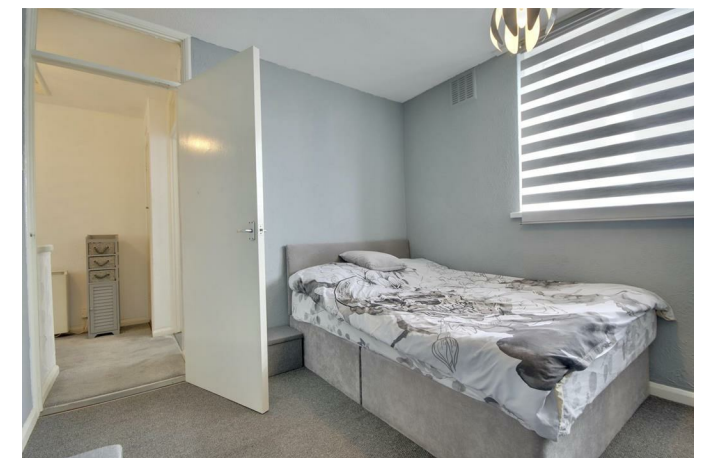
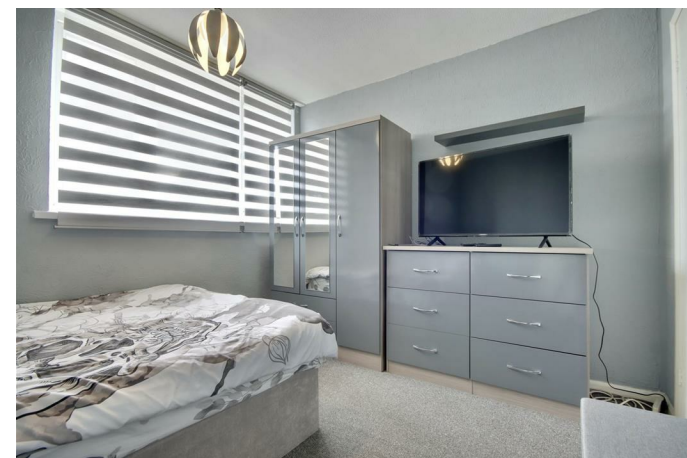
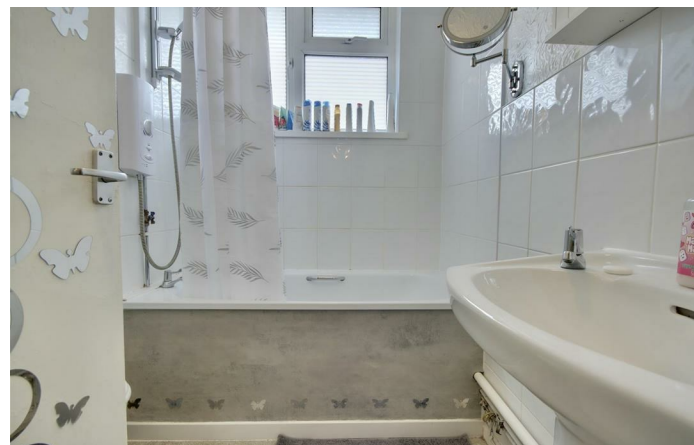
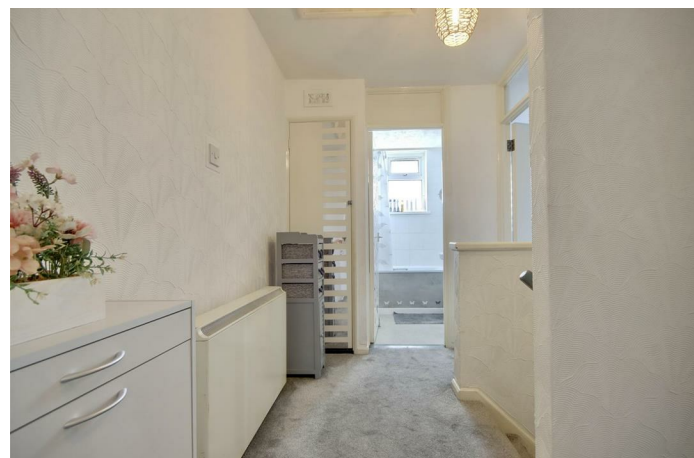
Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	61
EU Directive 2002/91/EC	
England & Wales	

Scan here to see all our properties for sale and rent



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