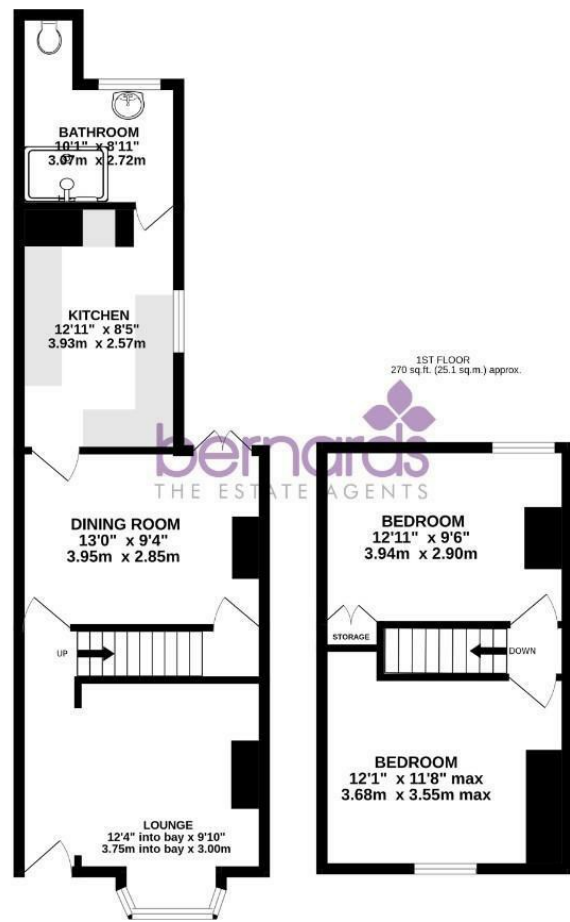


GROUND FLOOR
456 sq. ft. (42.3 sq.m.) approx.



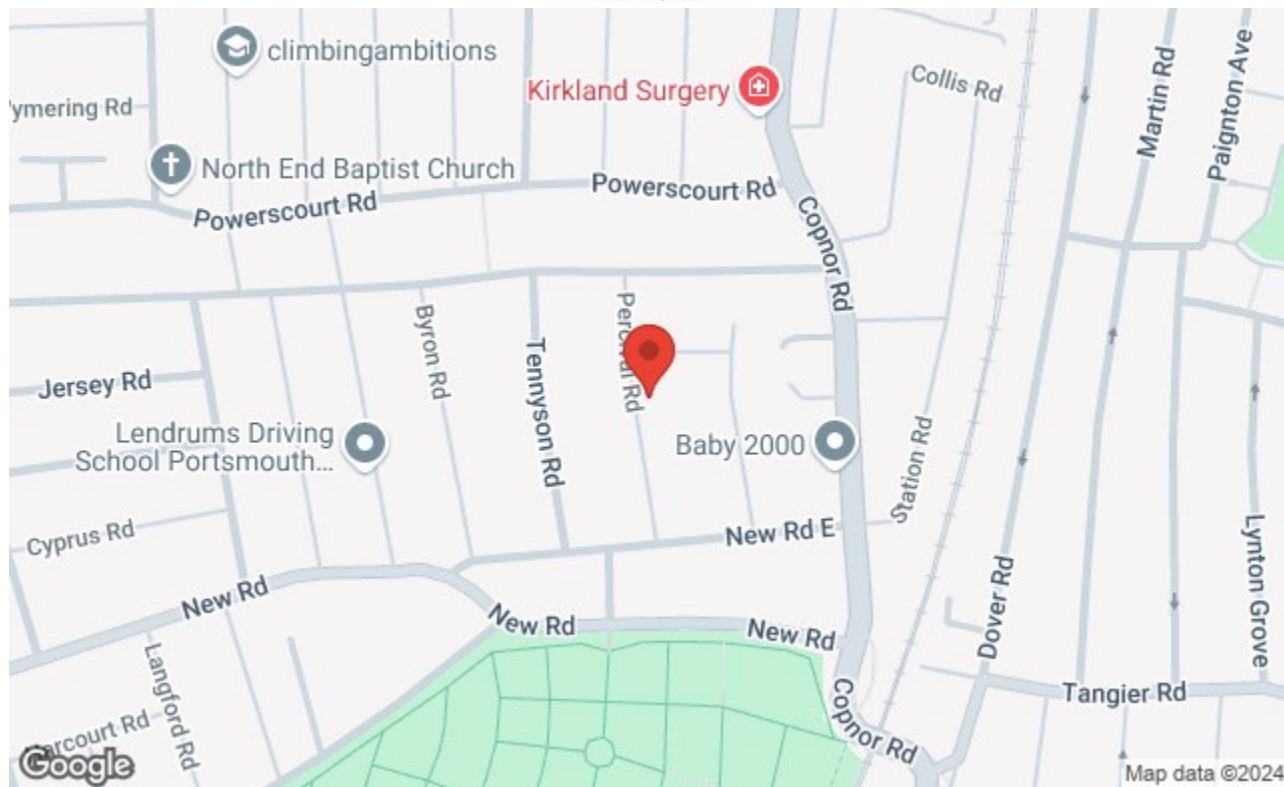
1ST FLOOR
270 sq. ft. (25.1 sq.m.) approx.

TOTAL FLOOR AREA - 726 sq. ft. (67.5 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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Offers In Excess Of £210,000

Percival Road, Portsmouth PO2 7RX



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ SPACIOUS KITCHEN
- ❖ SHOWER ROOM
- ❖ EAST FACING GARDEN
- ❖ NEUTRALLY DECORATED
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ IDEAL FOR FIRST TIME BUYERS

We are delighted to welcome to the market this two bedroom, mid terraced property in the sought after location of Percival Road.

The ground floor is comprised of two reception rooms, a front aspect lounge, which is flooded with natural light from the bay window. Through the lounge, the property benefits from a further reception room, which is currently being used as a dining room.

Moving towards the rear, the property has a three-piece shower

room, which is accessed through the kitchen. The kitchen benefits from plenty of cupboard and worktop space. The rear garden is east facing and laid to lawn and patio.

Upstairs leads to two double bedrooms which are both neutrally decorated and double in size.

Please call Bernards on 02392 728090 to arrange your internal viewing!

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
12'3" x 9'10" (3.75 x 3.00)

DINING ROOM
12'11" x 9'4" (3.95 x 2.85)

KITCHEN
12'10" x 8'5" (3.93 x 2.57)

BATHROOM
10'0" x 8'11" (3.07 x 2.72)

BEDROOM ONE
12'0" x 11'7" (3.68 x 3.55)

BEDROOM TWO
12'11" x 9'6" (3.94 x 2.90)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : B – £1,540.59

MORTGAGE ADVICE
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 | 85 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | 64 |
| England & Wales | EU Directive 2002/91/EC |



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02392 728090
www.bernardsestates.co.uk

