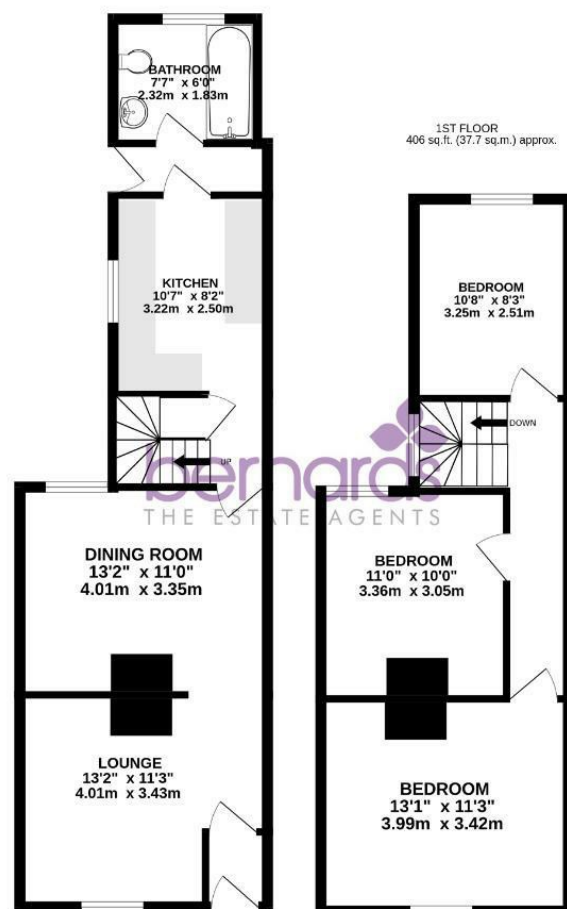


GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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



Offers Over £230,000

Toronto Road, Portsmouth PO2 7QE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ FITTED KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ MODERN THROUGHOUT
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ IDEAL INVESTMENT
- ❖ A MUST SEE

Bernards are pleased to welcome to the market this mid terraced, three bedroom home situated in Toronto Road. This property is conveniently located nearby local amenities and transport links.

Upon entrance, you will find two good sized receptions rooms that flow through into the modern fitted kitchen. The three piece bathroom is on the rear of the ground floor. The south facing garden is low maintenance, having been laid to shingle and decking. Upstairs you will find three substantial

bedrooms, all which have been neutrally decorated. This property boasts a modern feel throughout therefore would be perfect for first time buyers and investors.

Please call Bernards on 02392 728090 to arrange a viewing!

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



PROPERTY INFORMATION

LOUNGE
13'1" x 11'3" (4.01 x 3.43)

DINING ROOM
13'1" x 10'11" (4.01 x 3.35)

KITCHEN
10'6" x 8'2" (3.22 x 2.50)

BATHROOM
7'7" x 6'0" (2.32 x 1.83)

BEDROOM ONE
13'1" x 11'2" (3.99 x 3.42)

BEDROOM TWO
11'0" x 10'0" (3.36 x 3.05)

BEDROOM THREE
10'7" x 8'2" (3.25 x 2.51)

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.

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. Bernards 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
Bernards 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 plus) A			85
(81-91) B			
(69-80) C		70	
(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	



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