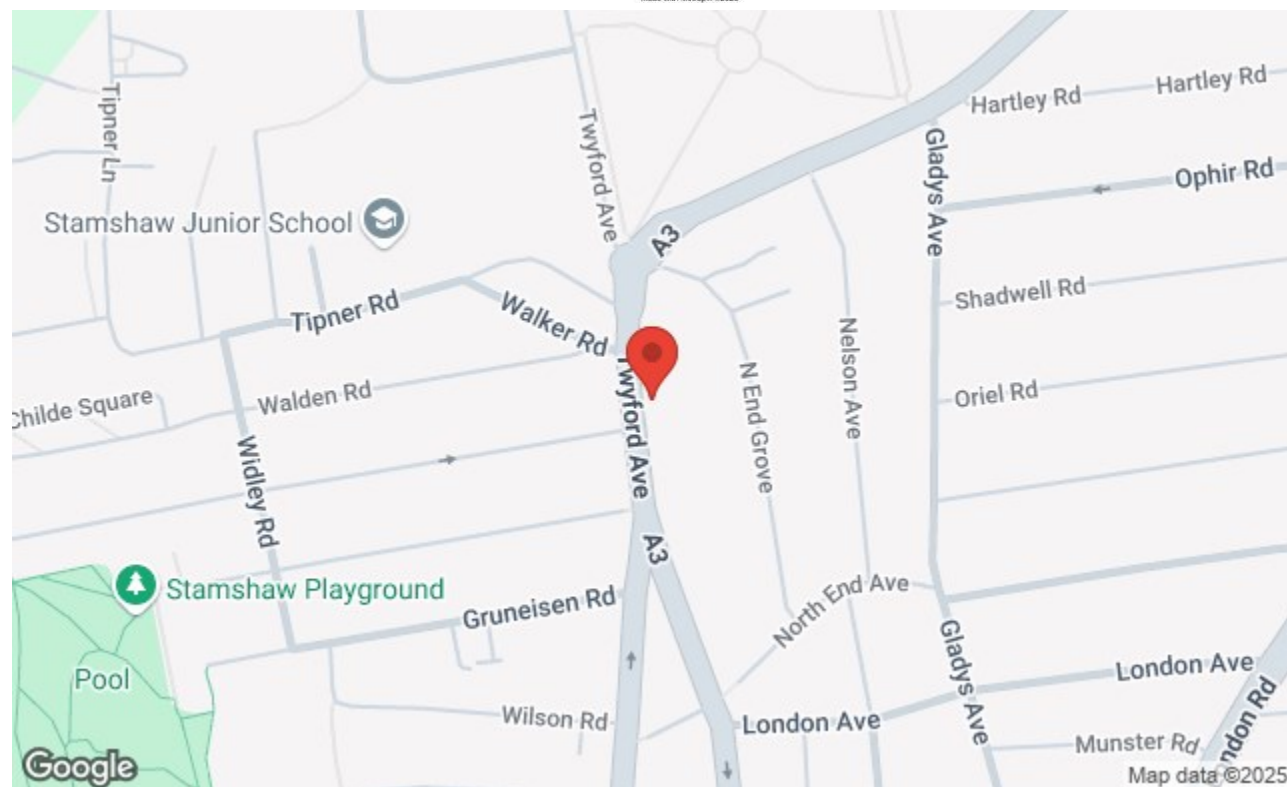


TOTAL FLOOR AREA - 1055 sq. ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Guide Price £210,000

Twyford Avenue, Portsmouth PO2 8NT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ 27 FOOT LOUNGE/DINER
- ❖ DOWNSTAIRS TOILET
- ❖ UTILITY ROOM
- ❖ LAWNED GARDEN
- ❖ IN NEED OF MODERNISATION
- ❖ IDEAL INVESTMENT
- ❖ CLOSE TO LOCAL AMENITIES

Bernards are pleased to welcome to the sales market this two bedroom, bay & forecourt home situated along Twyford Avenue. This property is conveniently within walking distance to the Mountbatten Centre & North End high street.

The ground floor consists of a spacious open plan lounge/diner, which extends over 27 foot in length. Moving further through you will find the kitchen with bay window, allowing plenty of natural light in. To the rear of the property

you have a lean to and downstairs toilet, with sliding doors opening out onto the east facing garden garden. Moving upstairs, you will find two good size double bedrooms, with the third bedroom having been converted to an upstairs bathroom.

This property would be a great opportunity for first time buyers who are wanting to put on their own stamp, or an ideal investment! Please contact Bernards to arrange a viewing on 02392 728090.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

- LOUNGE/DINER**
27'11" x 9'10" (8.51m x 3.00m)
- KITCHEN**
11'02" x 10'08" (3.40m x 3.25m)
- LEAN TO**
8'11 x 10'05 (2.72m x 3.18m)
- DOWNSTAIRS TOILET**
3'00 x 2'09 (0.91m x 0.84m)
- BEDROOM ONE**
13'03 x 12'02 (4.04m x 3.71m)
- BEDROOM TWO**
11'00 x 9'11 (3.35m x 3.02m)
- BATHROOM**
9'03 x 8'06 (2.82m x 2.59m)
- TOILET**
5'06 x 2'11 (1.68m x 0.89m)

COUNCIL TAX
The local authority is Portsmouth City Council.

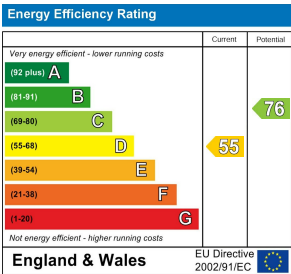
BAND : B – £1,614.24

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.

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.

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



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

