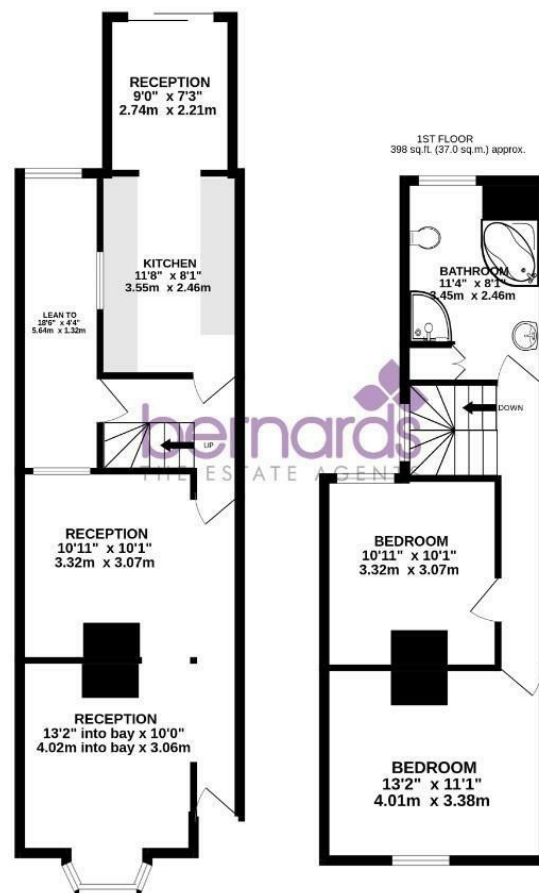
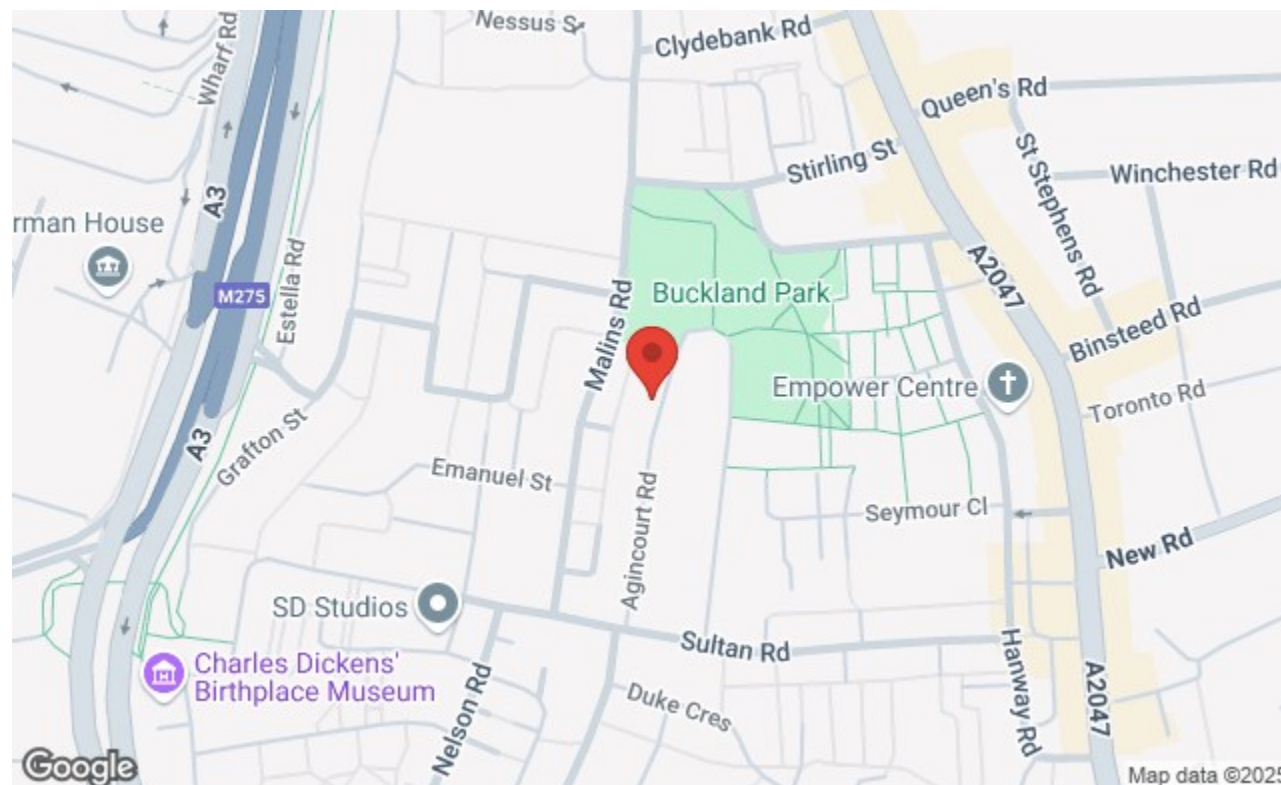


GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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.
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Offers Over £190,000

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ PRIVATE GARDEN WITH REAR ACCESS
- ❖ BAY&FORECOURT
- ❖ BATH & SHOWER
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ CONSERVATORY
- ❖ IDEAL FIRST TIME PURCHASE
- A MUST SEE

TWO BEDROOM - TERRACED HOUSE

New to the market is this two bedroom, terraced house situated in Agincourt Road, Portsmouth.

Upon entrance to the property you will find the first reception room, and further to that an additional reception room which makes for the ideal dining area. Leading on from the second reception is the fitted kitchen as well as conservatory leading to the private garden. The garden is fully slatted and will be

easy to maintain with rear access.

To the first floor you will find the four piece suite, equipped with a shower and corner bath tub. Both bedrooms are double in size. The property offers full double glazing throughout as well as gas central heating.

This is a great investment property.

Please call Bernards to arrange a viewing on 02392728090.

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PROPERTY INFORMATION

RECEPTION ROOM ONE 13'2" x 10'0" (4.02 x 3.06) financial/Mortgage situation.

RECEPTION ROOMS TWO 10'10" x 10'0" (3.32 x 3.07) **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.

KITCHEN 11'7" x 8'0" (3.55 x 2.46)

LEAN TO 18'6" x 4'3" (5.64 x 1.30)

RECEPTION ROOM THREE 8'11" x 7'3" (2.74 x 2.21)

BEDROOM ONE 13'1" x 11'1" (4.01 x 3.38)

BEDROOM TWO 10'10" x 9'10" (3.32 x 3.0)

BATHROOM 11'3" x 8'0" (3.45 x 2.46)

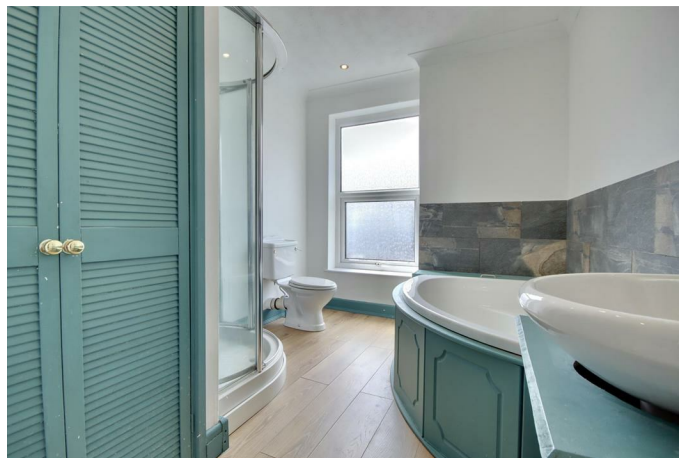
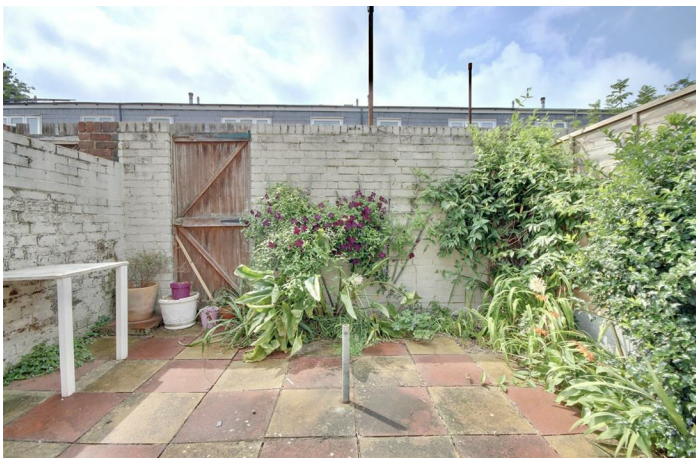
COUNCIL TAX BAND B

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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