

£240,000

Tokio Road, Portsmouth PO3 5AT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MID-TERRACE
- ❖ BAY&FORECOURT
- ❖ MODERN THROUGHOUT
- ❖ SOUTH-FACING GARDEN
- ❖ FOUR PIECE BATHROOM
- ❖ GREAT FIRST PURCHASE
- ❖ COPNOR LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

TWO DOUBLE BEDROOMS

We are delighted to welcome to the market this very well presented two bedroom, property in the sought after location of Tokio Road.

This property offers a lovely homely feel and has the added benefits of a being presented to a very high standard and is ready to move into, needing no work.

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 four-piece bathroom suite, which is accessed through the kitchen at the rear. The modern fitted kitchen benefits from plenty of cupboard space and is flooded with light from the bay window to the side.

The rear garden is south facing and laid to lawn and patio.

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

We strongly recommend booking an early viewing to fully appreciate what this property has on offer

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





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PROPERTY INFORMATION

LOUNGE

13'0" x 12'9" (3.98 x 3.90)

DINING ROOM

13'0" x 9'9" (3.97 x 2.99)

KITCHEN

14'9" x 9'10" (4.51 x 3.02)

BATHROOM

8'9" x 7'6" (2.67 x 2.31m)

BEDROOM ONE

13'1" x 12'0" (3.99 x 3.66m)

BEDROOM TWO

13'1" x 9'10" (3.99 x 3.01)

Council Tax

The local authority is Portsmouth city Council.

BAND : B
YEARLY £: 1540.59

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.

Offer Check Procedure

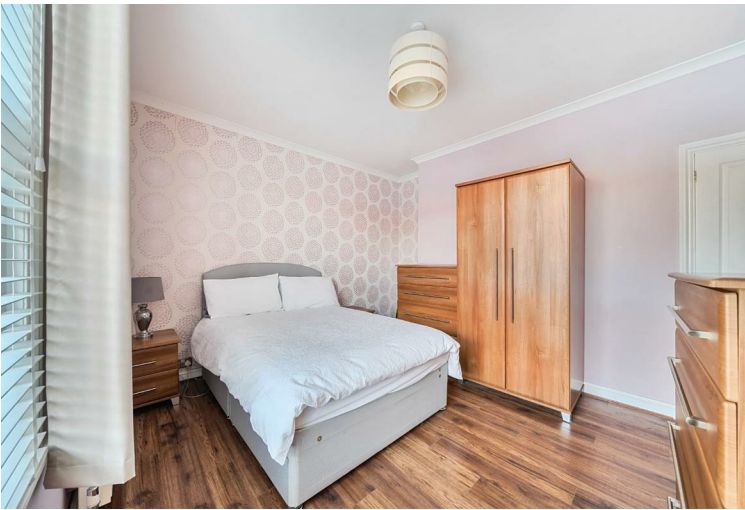
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

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.



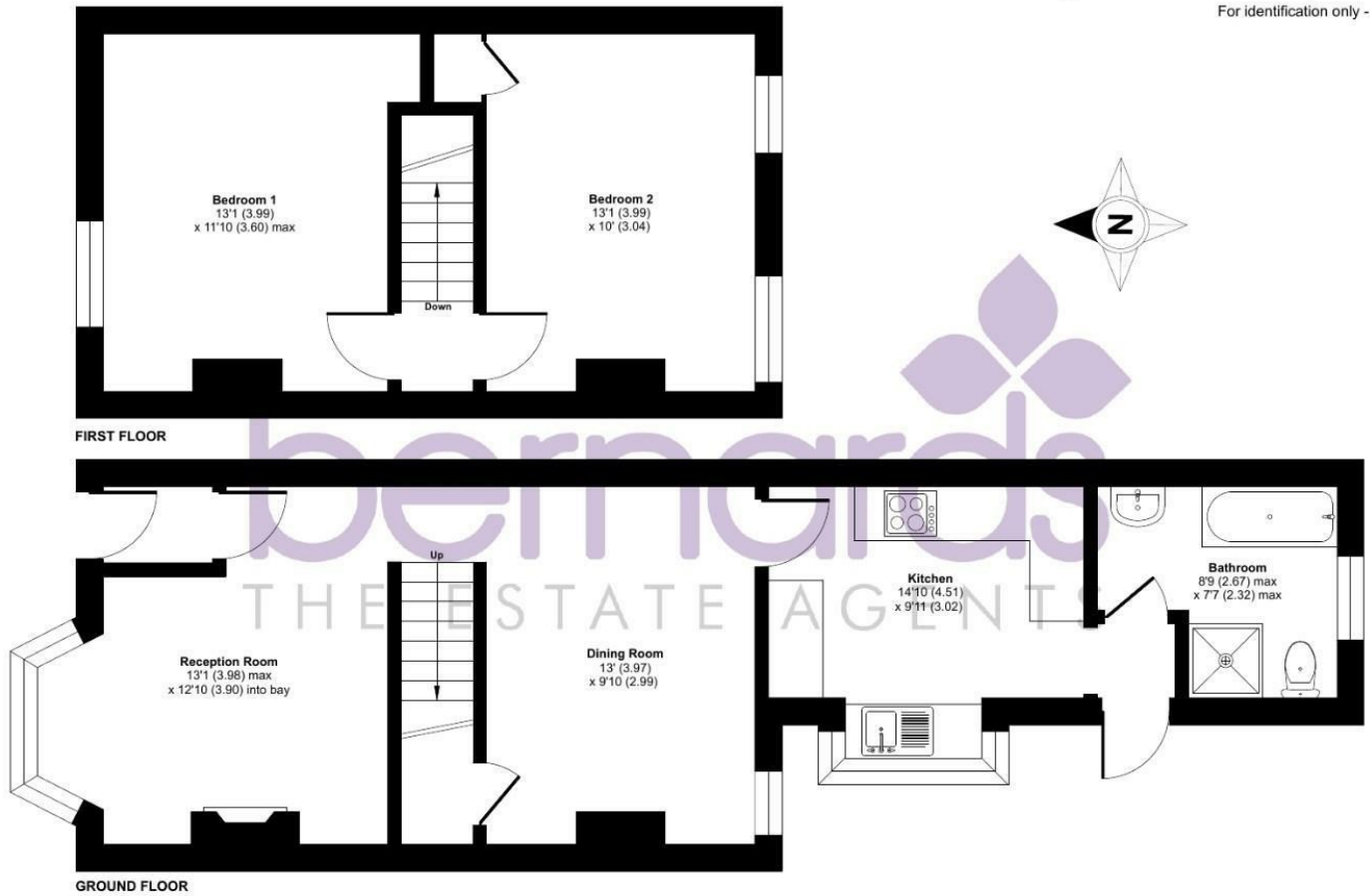
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



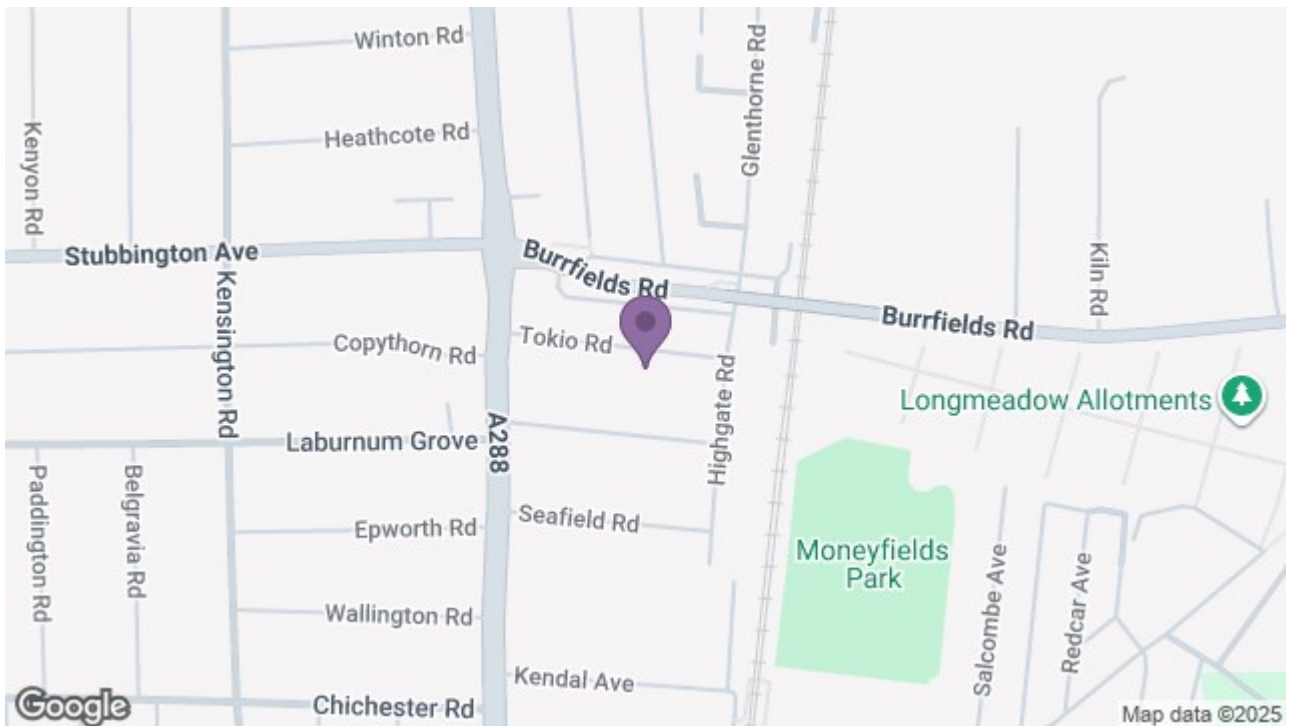
Tokio Road, Portsmouth, PO3

Approximate Area = 809 sq ft / 75.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1382762



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