

£1,250 Per Month

Liverpool Road, Portsmouth PO1
5DZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FAMILY HOME
- ❖ END OF TERRACE
- ❖ NEW KITCHEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ LOW MAINTENANCE GARDEN
- ❖ AVAILABLE NOW
- ❖ MODERN THOUGHTOUT
- ❖ SOUTH FACING GARDEN
- ❖ CALL NOW TO VIEW

Situated on Liverpool Road in Fratton, Portsmouth, this charming end-of-terrace house presents an excellent opportunity for small families or couples. The property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The house features two comfortable bedrooms, perfect for a small family or as guest accommodation.

One of the standout features of this

property is the brand new kitchen, which offers a fresh and contemporary space for culinary enthusiasts. The low maintenance garden at the rear is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening duties.

This home is ready for immediate occupancy, allowing you to settle in without delay. The location in Fratton is well-connected, providing easy access to local amenities, transport links, and the vibrant culture of Portsmouth.

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





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PROPERTY INFORMATION

ENTRANCE

LOUNGE

9'11" x 9'7" (3.03 x 2.94)

DINING ROOM

12'10" x 9'11" (3.93 x 3.03)

KITCHEN

10'9" x 10'7" (3.28 x 3.23)

BATHROOM

8'5" x 7'6" (2.59 x 2.29)

BEDROOM ONE

12'10" x 9'11" (3.93 x 3.03)

BEDROOM TWO

12'10" x 10'0" (3.93 x 3.07)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND :

Right to Rent Checks

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the

tenant's behalf) the following permitted payments:

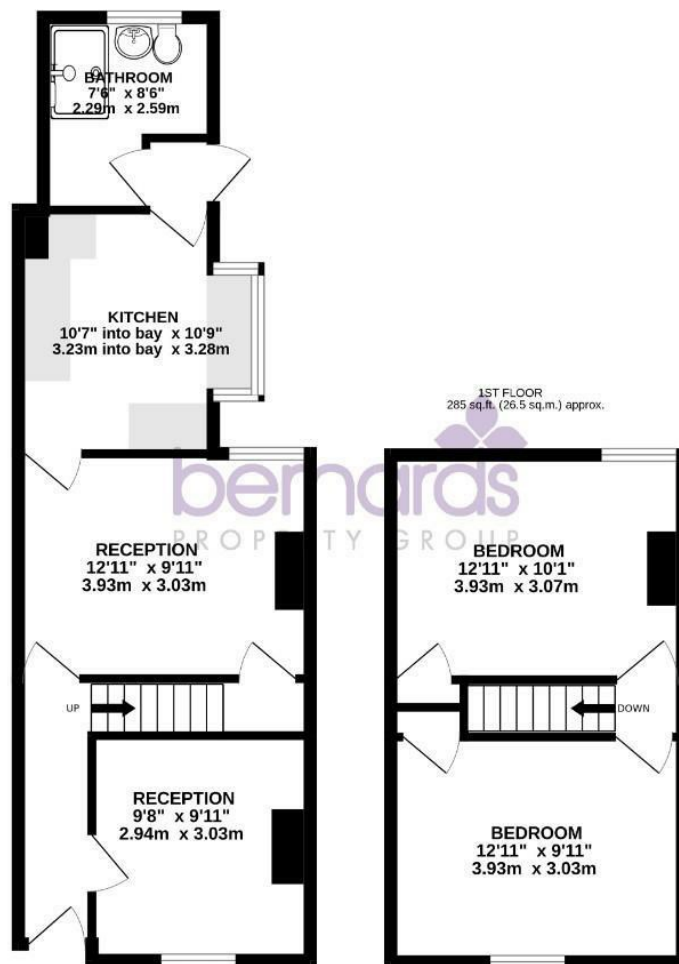
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

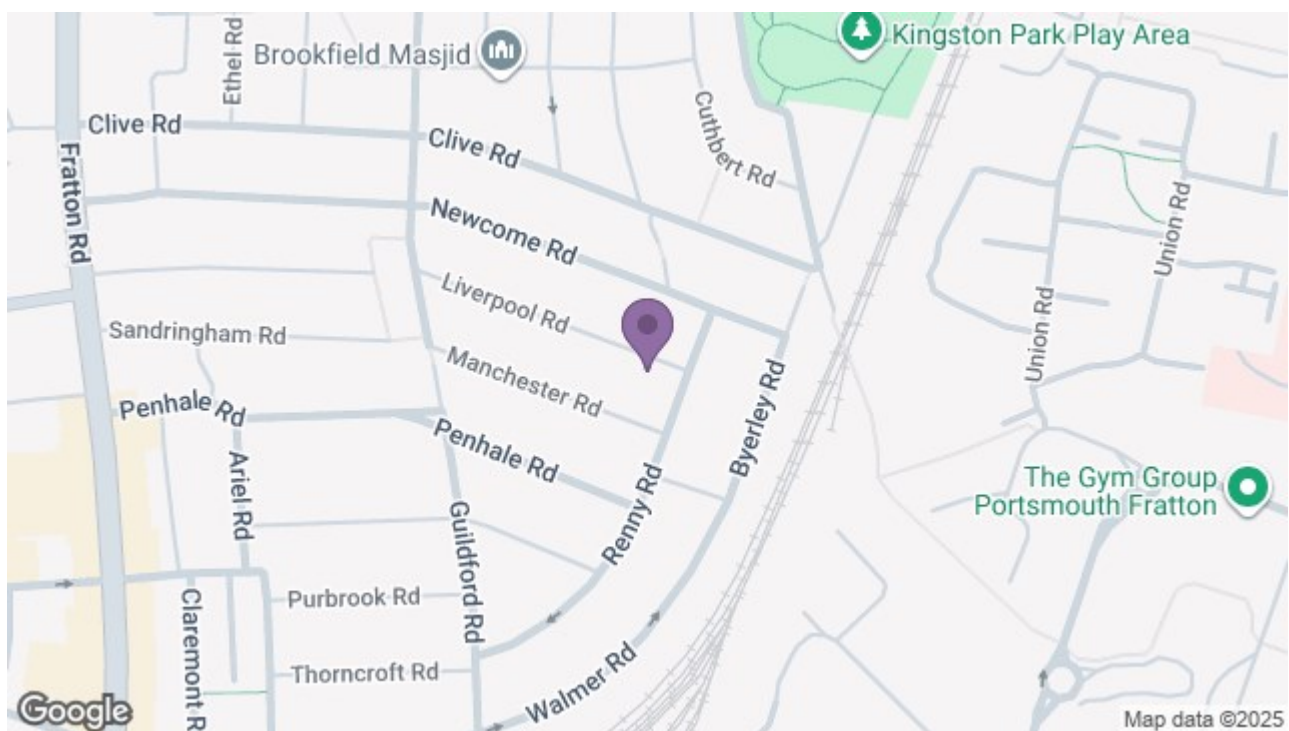


GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.6 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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