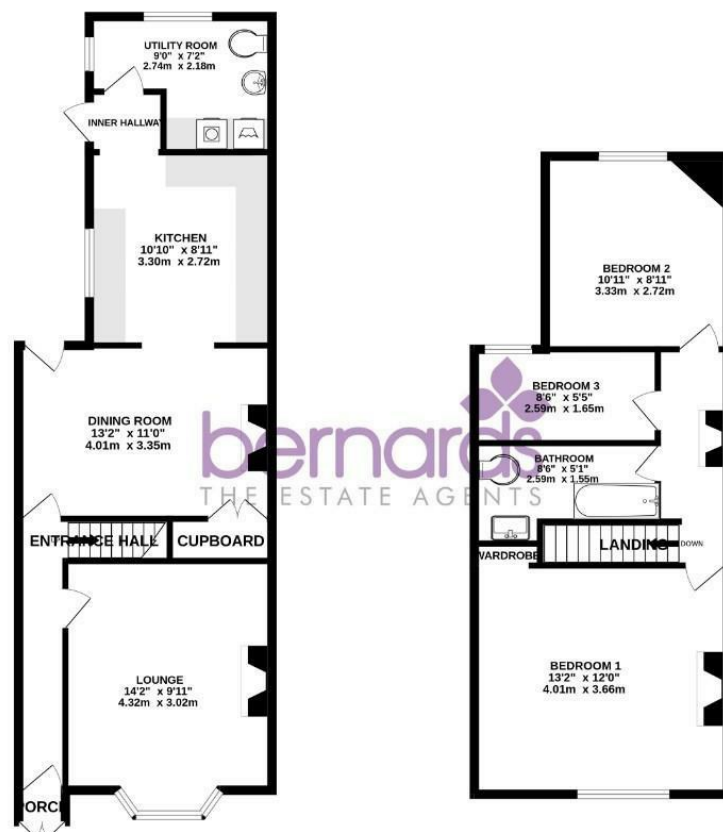
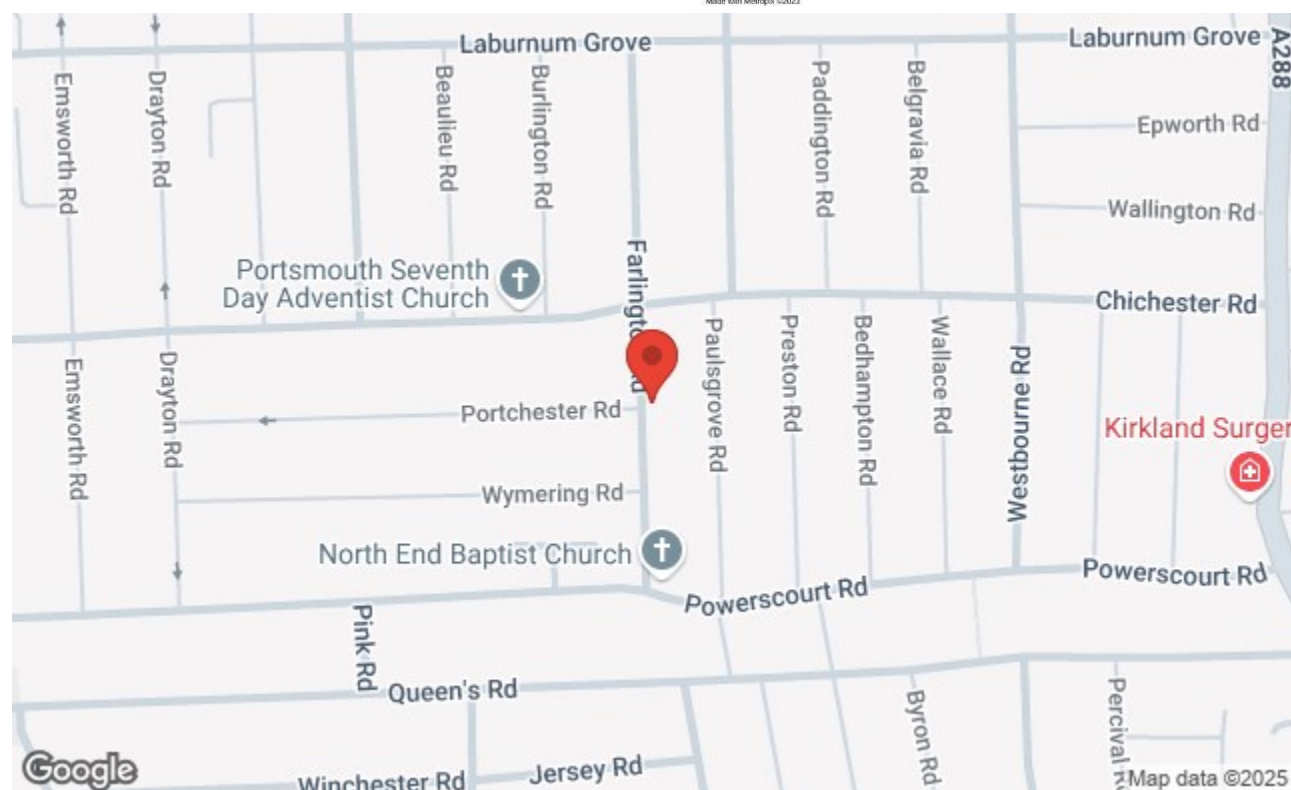


GROUND FLOOR

1ST FLOOR



While 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. The 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 quality or efficiency can be given. Made with Mapbox (2022)



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers In Excess Of £260,000

Farlington Road, Portsmouth PO2 7HU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ WC & UTILITY ROOM
- ❖ MODERN THROUGHOUT
- ❖ CENTRAL LOCATION
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ PERFECT FOR FAMILIES
- ❖ A MUST SEE

*****MODERN THREE BEDROOM HOUSE WITH BAY AND FORECOURT*****

We are delighted to introduce to the market, this very well presented three bedroom mid-terrace property in the central location of Farlington Road.

On entry to the property, you are greeted by a bright and airy entrance hallway, off which you have a spacious sitting room with bay window which currently functions as a bedroom. There is a second reception room used as the lounge which is flooded with natural light.

The modern fitted kitchen is presented to a high standard and has ample worktop space with access to the downstairs cloakroom and utility room.

The east facing garden is fully decked making it extremely low maintenance, and is completed by the garden shed.

Moving to the first floor, you have three bedrooms and a modern three piece master bathroom.

This wonderful property would make the perfect family home, with its excellent size, we strongly recommend booking an early viewing to avoid disappointment!

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'2" x 9'10" (4.32 x 3.02)
Currently being used as a bedroom

DINING ROOM

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

KITCHEN

10'9" x 8'11" (3.30 x 2.72)

UTILITY ROOM

8'11" x 7'1" (2.74 x 2.18)
Measurements taken at longest points.

GARDEN

BEDROOM ONE

13'1" x 12'0" (4.01 x 3.66)

BEDROOM TWO

10'11" x 8'11" (3.33 x 2.72)

BEDROOM THREE

8'5" x 5'4" (2.59 x 1.65)

UPSTAIRS BATHROOM

8'5" x 5'1" (2.59 x 1.55)

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : B – £1,540.59

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

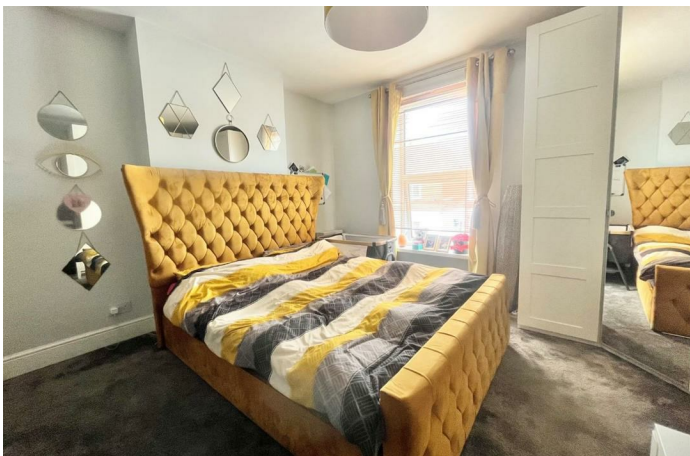
office so we can verify/check your financial/Mortgage situation.

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



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		
EU Directive 2002/91/EC		
England & Wales		

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