

£1,300 PCM

Maxwell Road, Southsea PO4 9DP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACE HOME
- ❖ BAY AND FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ LANDSCAPED REAR GARDEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ THREE PIECE BATHROOM
- ❖ SEPARATE KITCHEN
- ❖ MOVE IN JUNE
- ❖ OFFERED UNFURNISHED
- ❖ CLOSE TO LOCAL AMENITIES

Nestled in the desirable Milton area of Southsea, this charming two-bedroom end terrace house on Maxwell Road presents an excellent opportunity for small families or couples seeking a comfortable home. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a peaceful retreat, while the bathroom is conveniently located to serve the household's needs. One of the standout features of this home is the good-sized

garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

With its inviting atmosphere and practical layout, this property is not only a delightful place to live but also a wonderful opportunity to create lasting memories. The location is ideal, with local amenities and transport links within easy reach, making it a perfect choice for those looking to settle in a vibrant community.

This end terrace house is a rare find and is sure to attract interest. Do not miss the chance to make this lovely home your own.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk





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PROPERTY INFORMATION

RECEPTION ONE

13'9" x 12'5" (4.19m x 3.78m)

RECEPTION TWO

12'6" x 10'5" (3.81m x 3.18m)

KITCHEN

8'8" x 9'11" (2.64m x 3.02m)

BATHROOM

5'5" x 7'1" (1.65m x 2.16m)

BEDROOM TWO

12'7" x 10'5" (3.84m x 3.18m)

BEDROOM ONE

12'6" x 11'9" (3.81m x 3.58m)

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.

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);

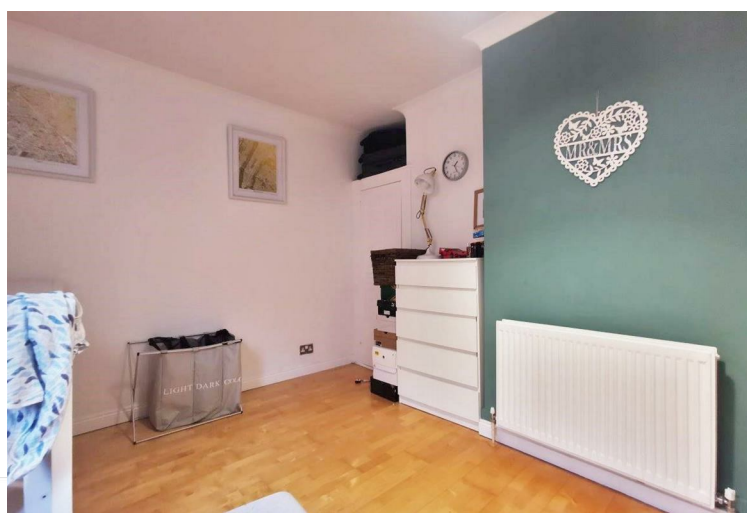
- Reasonable costs for replacement of lost keys or other security devices;

- 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.

Right to Rent

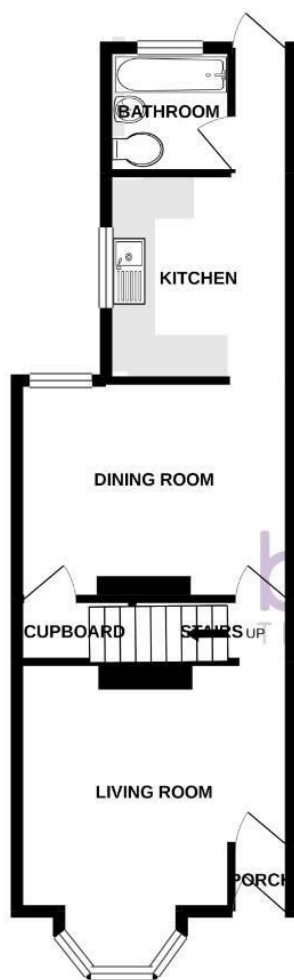
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



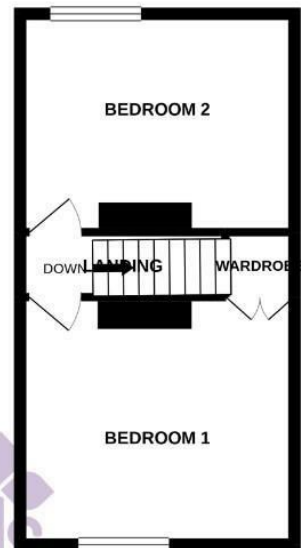
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR

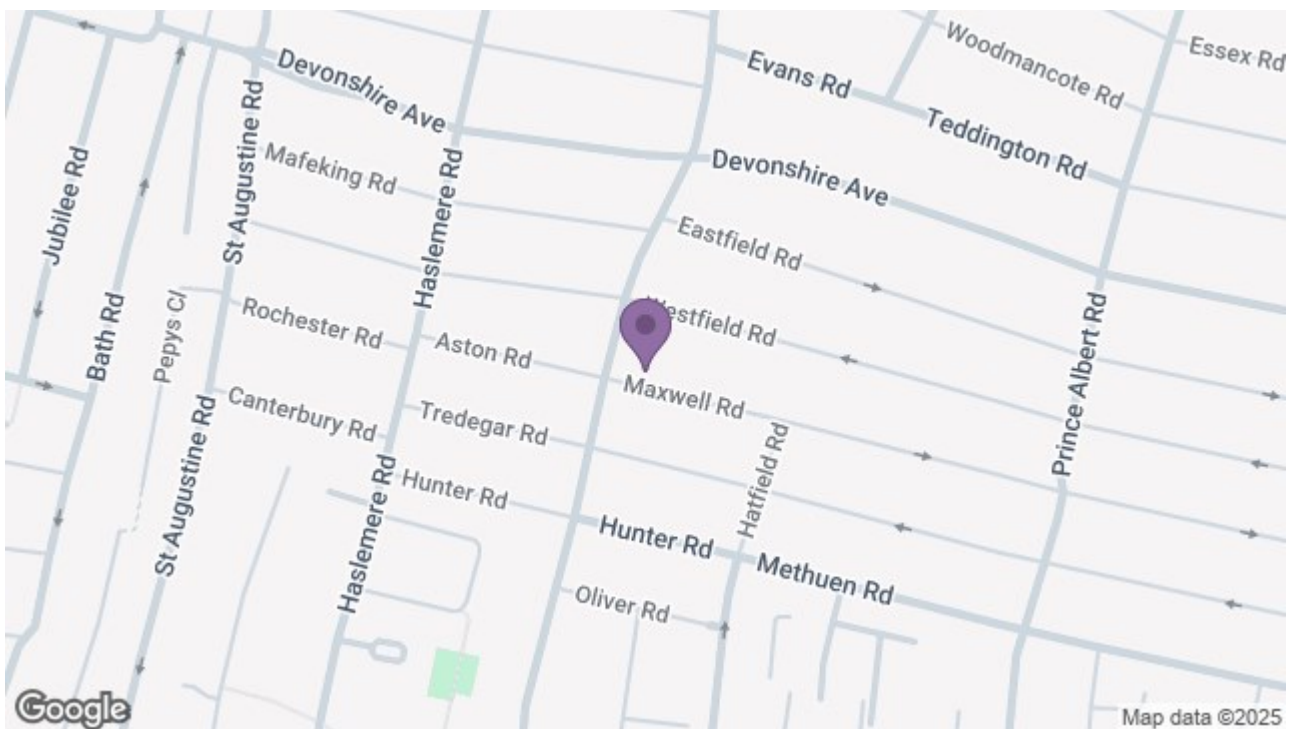


1ST FLOOR



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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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