

£1,600 Per Calendar Month

Fairfield Square, Portsmouth PO6  
3JS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ THREE BEDROOM TERRACED HOUSE
- ◆ LARGE REAR GARDEN - IDEAL FOR GARDENING ENTHUSIASTS
- ◆ IDEAL FAMILY HOME
- ◆ MINUTES FROM QA HOSPITAL
- ◆ UPSTAIRS W.C, DOWNSTAIRS BATHROOM
- ◆ OUTSIDE PERGOLA
- ◆ GARDEN SHED WITH ELECTRICITY
- ◆ AVAILABLE IMMEDIATELY
- OFFERED UNFURNISHED

Nestled in the charming Fairfield Square area of Cosham, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious home. The ground floor features a welcoming reception room that provides a warm atmosphere for relaxation and entertaining.

The house boasts a practical downstairs bathroom, complemented by an additional W.C located upstairs, ensuring ample facilities for all residents. The front garden adds a touch of greenery and enhances the property's curb appeal, while the outside pergola offers a lovely space for outdoor enjoyment, perfect for al

fresco dining or gardening enthusiasts.

One of the standout features of this property is its prime location, situated right next to the Queen Alexandra Hospital, making it an excellent choice for healthcare professionals or those who appreciate the convenience of nearby amenities. The surrounding area is known for its friendly community and accessibility to local shops, parks, and transport links.

Available to occupy in August, this lovely home presents a wonderful opportunity for anyone looking to settle in a vibrant part of Portsmouth. Don't miss the chance to make this charming terraced house your new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Council Tax Band B

## 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

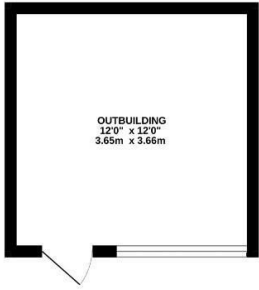
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



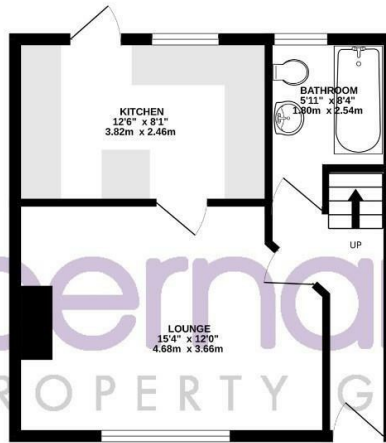
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



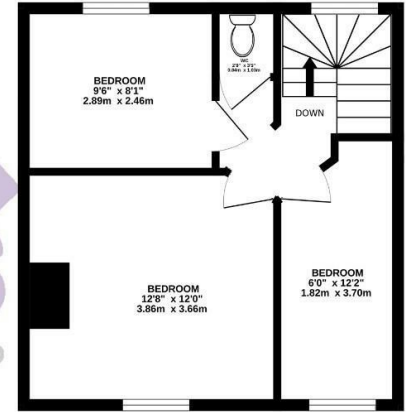
OUTBUILDING  
144 sq.ft. (13.4 sq.m.) approx.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

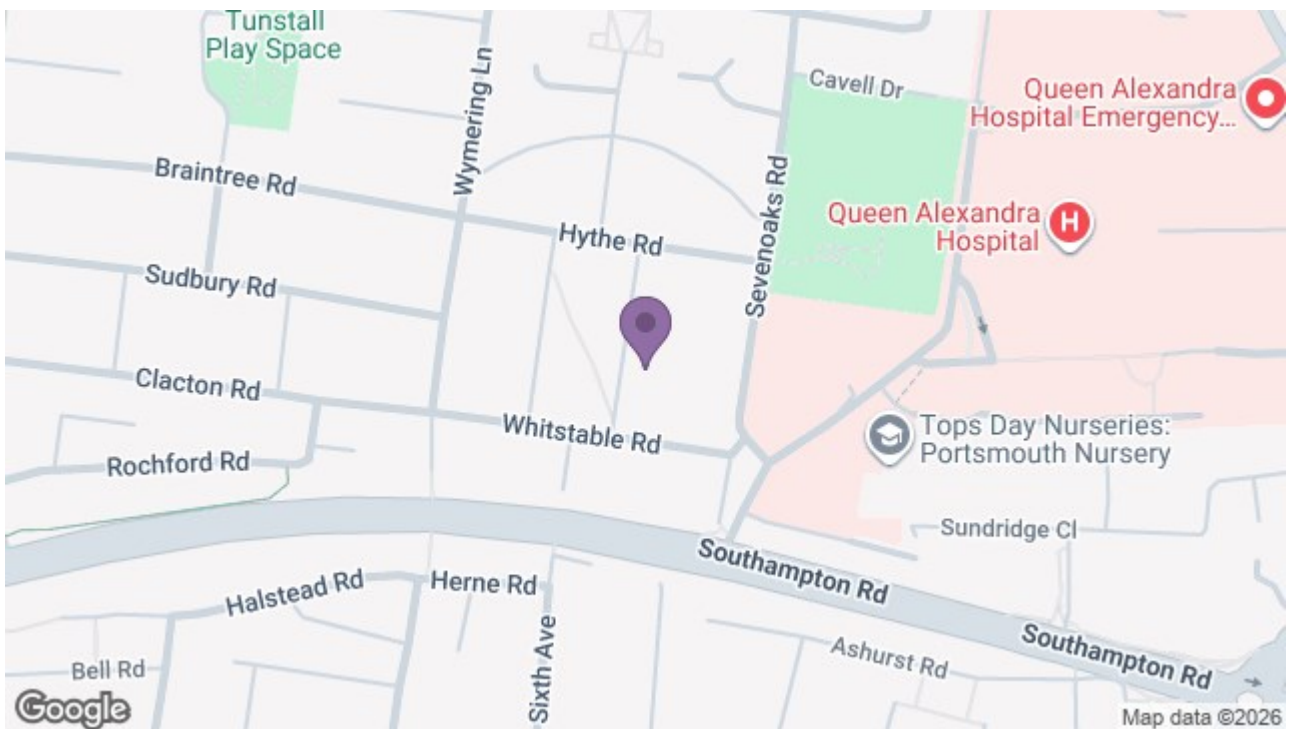


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090

