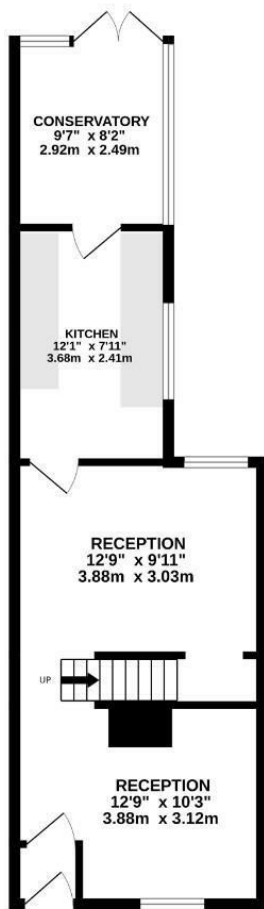
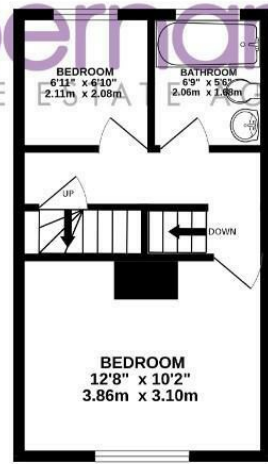


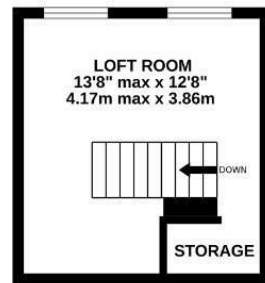
GROUND FLOOR
455 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.

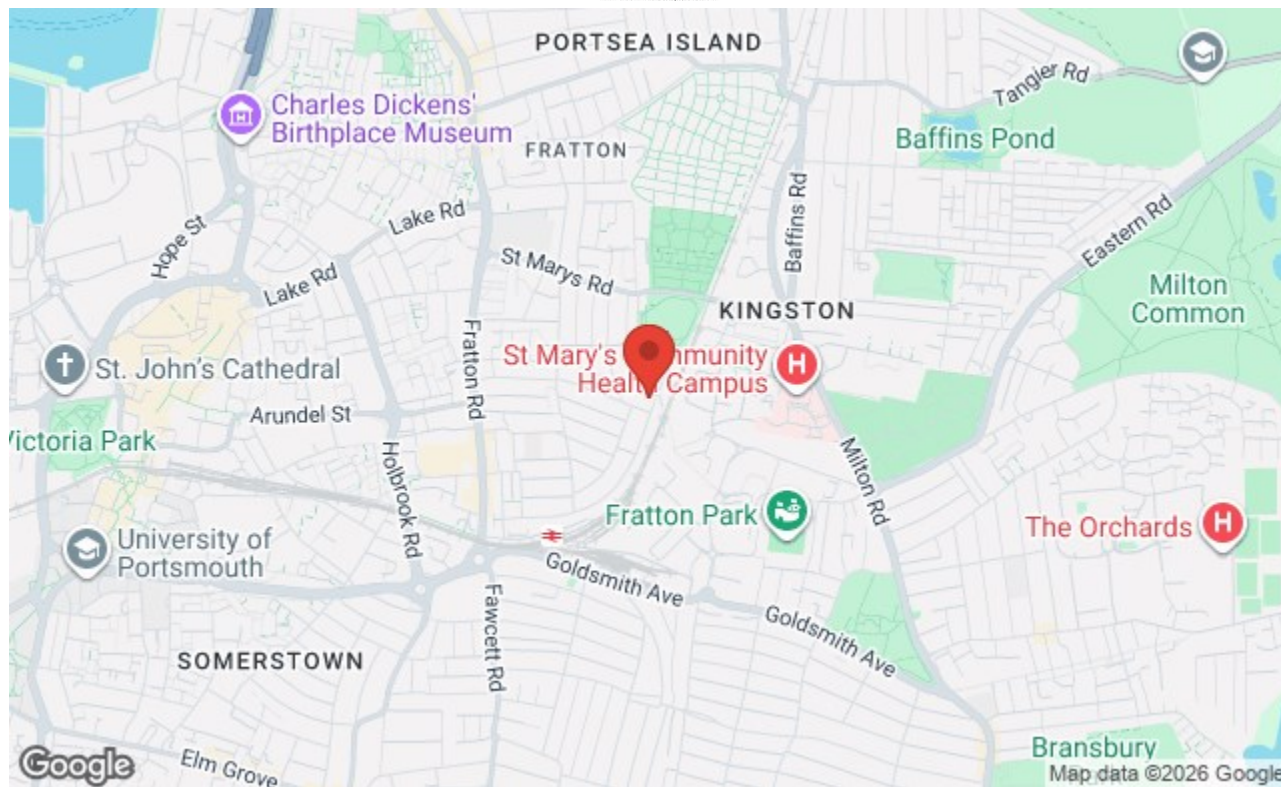


2ND FLOOR
172 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.5 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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TO LET

£1,250 Per Calendar Month

Clive Road, Portsmouth PO1 5JF

bernards
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ TWO BEDROOM TERRACED HOUSE
- ❖ ADDITIONAL LOFT ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOUBLE GLAZED THROUGHOUT
- ❖ AVAILABLE SEPTEMBER
- ❖ SOUTH FACING GARDEN
- ❖ CONSERVATORY
- ❖ UNFURNISHED
- GAS CENTRAL HEATING

****TERRACED HOUSE WITH LOFT ROOM****

We are pleased to welcome to the market this two bedroom, terraced house situated in Clive Road, Fratton. This home is a must view as it has the additional benefit of a spacious loft room!

Entering the property you will find two reception rooms, making the ideal lounge and dining room. The second reception leads onto the spacious kitchen. To the rear is a lovely conservatory which leads

onto the south facing garden. The garden is decked and will be low maintenance.

To the first floor is the main, double bedroom and a smaller single bedroom along with the upstairs family bathroom. To the third floor is the great addition of a loft room allowing for a third bedroom, study or storage space!

Available mid September, this property is a must view. Be quick to avoid disappointment.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

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;

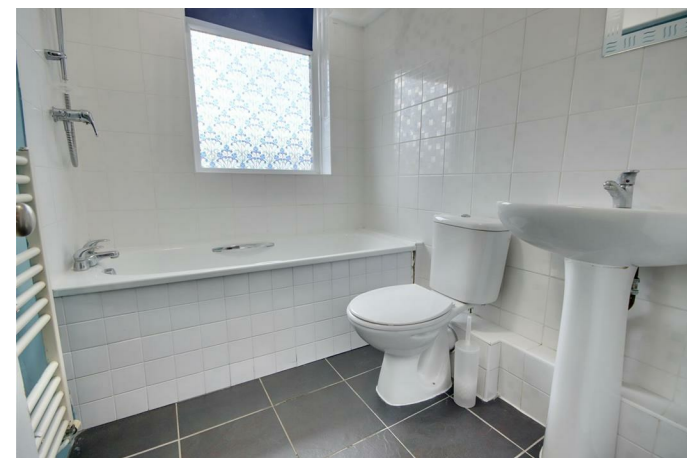
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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