

£1,650 Per Calendar Month

Newney Close, Portsmouth PO2
0UH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM PROPERTY
- ❖ GARAGE
- ❖ LARGE LOUNGE
- ❖ CONSERVATORY
- ❖ UNFURNISHED
- ❖ AVAILABLE END OF MARCH
- ❖ GATCOMBE PARK
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Bernards are delighted to bring to the market this well-presented, three-bedroom mid-terrace property, situated in the sought-after cul-de-sac of Newney Close. Offering generous living space throughout, this fantastic home would make an ideal property for families.

Upon entering the property, you are welcomed by a modern fitted kitchen providing ample worktop and storage space. To the rear, the spacious lounge measures over 18ft, creating a superb area for both relaxing and entertaining. This impressive room also benefits from two sets of sliding doors leading into a bright and

airy conservatory, further enhancing the living accommodation.

Externally, the rear garden has been thoughtfully designed for low maintenance, being fully laid with block paving. Further benefits include rear access and a garage.

To the first floor, there are three well-proportioned bedrooms, all enjoying plenty of natural light. Completing the accommodation is a fitted family bathroom. Presented to a good standard throughout, we anticipate strong interest in this property and would highly recommend booking an early viewing to avoid disappointment.

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





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PROPERTY INFORMATION

KITCHEN

10' x 8'5" (3.05m x 2.57m)

LOUNGE

16'3" x 18'8" (4.95m x 5.69m)

CONSERVATORY

16'3" x 8' (4.95m x 2.44m)

BEDROOM ONE

15'4" x 10'2" (4.67m x 3.10m)

BEDROOM TWO

10'2" x 12'1" (3.10m x 3.68m)

BEDROOM THREE

7' x 8'4" (2.13m x 2.54m)

BATHROOM

5'10" x 8' (1.78m x 2.44m)

W.C

2'11" x 5'5" (0.89m x 1.65m)

Council Tax Band C

Removal Quotes

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.

Right to Rent

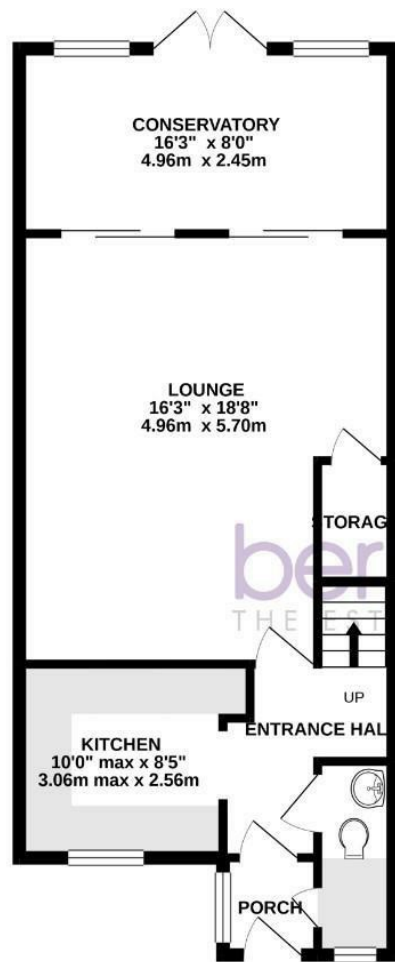
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original

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		

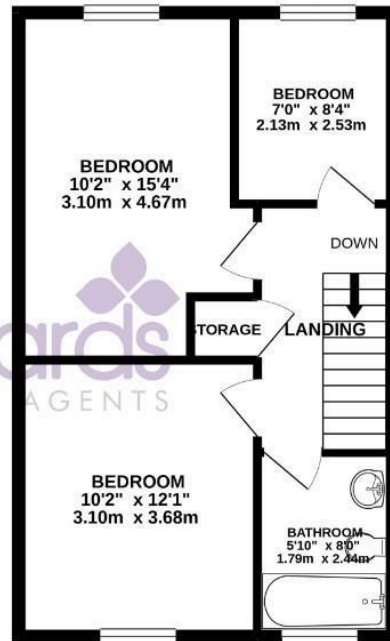
version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

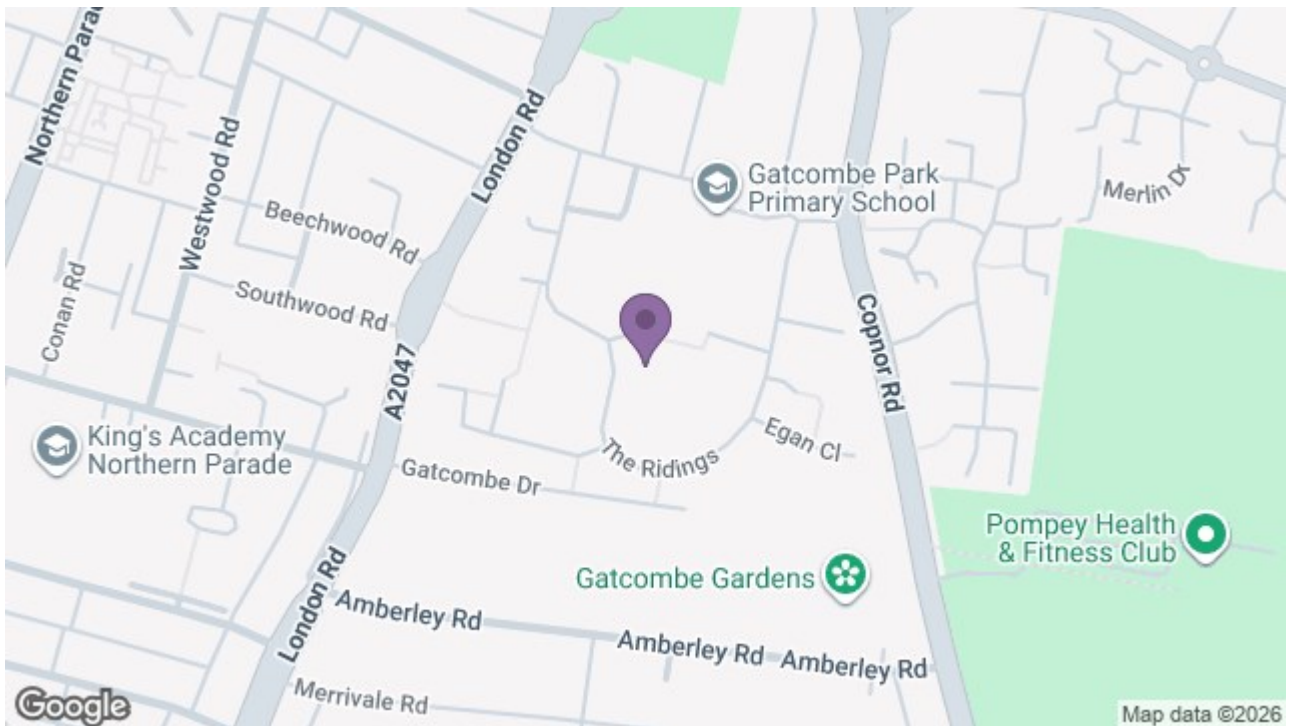


1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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