

GROUND FLOOR 303.00 sq. ft.
(28.15 sq. m.)

1ST FLOOR 303.00 sq. ft.
(28.15 sq. m.)



TOTAL FLOOR AREA : 606.00 sq. ft. (56.30 sq. m.) approx.
Whilst 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. 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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bernards
THE ESTATE AGENTS

**TO
LET**

£1,250 PCM
Avondale Road, Portsmouth

bernards
THE ESTATE AGENTS



Bernard's are delighted to offer this well-presented and newly renovated, two bedroom house to let, situated in a pleasant cul-de-sac and boasting the rare advantage of off-road parking and a garage.

The property comprises a welcoming entrance hall leading to a fitted kitchen and a spacious reception room with patio doors opening onto a low-maintenance rear garden, perfect for relaxing or entertaining.

Upstairs leads to two generous double bedrooms and a stylish, modern bathroom complete with a shower.

Located in a quiet residential area of Portsmouth, the property also benefits from gas central heating and double glazing throughout.

Available immediately, call Bernards Portsmouth today on 02392 728 090 to arrange your viewing.

- TWO DOUBLE BEDROOMS
- ALLOCATED DRIVEWAY PARKING
- GARAGE WITH DROP KURB
- UPSTAIRS BATHROOM
- CENTRAL LOCATION
- NEWLY RENOVATED
- LOW MAINTENANCE GARDEN
- AVAILABLE TO MOVE IN JULY
- SPACIOUS LIVING ROOM
- CALL NOW 02392 728 090

CALL TODAY TO ARRANGE A VIEWING 02392 728090

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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090 portsmouth@bernardsestates.co.uk www.bernardsestates.co.uk

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PROPERTY DETAILS

EXTERIOR

Driveway to the front of the property providing two car parking spaces, garage to the rear

LOUNGE 12'3" X 16'3" (3.73M X 4.95M)

Carpeted flooring, UPVC double glazed sliding doors to rear garden, smooth walls, textured ceiling, stairs to first floor, UPVC double glazed window to side elevation, 2x radiators, gas fireplace with feature surround.

KITCHEN 8'7" X 9'1" (2.62M X 2.77M)

Matching wall and base units, vinyl flooring, UPVC double glazed windows to front elevation, stainless steel sink with draining boards, space for under counter fridge freezer and washing machine, standalone electric oven with for ring electric hob.

BEDROOM ONE 8'7" X 12'2" (2.62M X 3.71M)

Carpeted flooring, built in wardrobe space, smooth walls, textured ceiling, 1x radiator, UPVC double glazed window to front elevation.

BEDROOM TWO 12'2" X 8'5" (3.71M X 2.57M)

Carpeted flooring, smooth walls, textured ceiling, 1x radiator, UPVC double glazed window to rear elevation.

BATHROOM 4'5" X 9' (1.35M X 2.74M)

Upstairs, three piece suite, bath with mains shower over, glass shower screen, vinyl flooring, vanity unit sink, low level w/c, UPVC obscured double glazed window to side elevation, 1x radiator.

COUNCIL TAX BAND B

Portsmouth City Council: £994.87 Combined Fire Authority: £49.65 Police and Crime Commissioner: £128.69 Total: £1,173.21

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 CHECKS

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.

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.



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