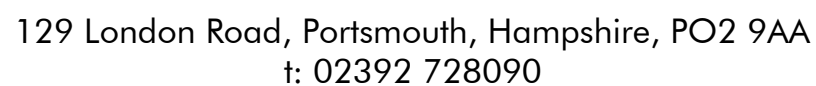
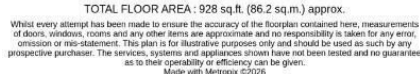


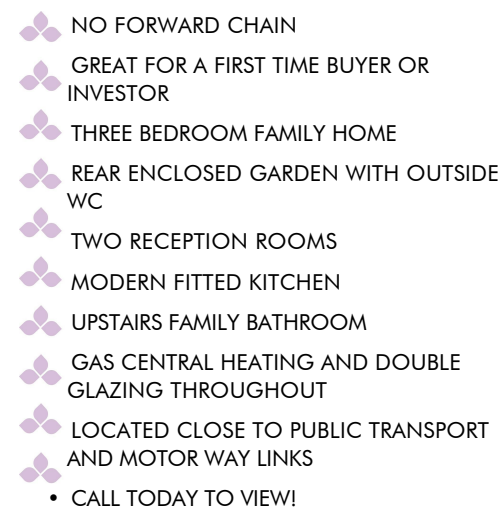
1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx



Farlington Road, Portsmouth PO2 0DS



bernards
THE ESTATE AGENTS



The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The upstairs bathroom is conveniently located, while a downstairs WC adds to the practicality of the layout. The two reception rooms offer versatile spaces that can be tailored to your needs,

This property is not just a house; it is a place where memories can be made. With its ideal location and thoughtful features, it is a perfect choice for those looking to settle in Portsmouth. Don't miss out on this fantastic opportunity to own a lovely home in a vibrant community.

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



PROPERTY INFORMATION

ENTRANCE HALL

RECEPTION ROOM

10'0" x 14'7" (3.05 x 4.45)

KITCHEN

7'5" x 11'8" (2.27 x 3.57)

W/C

REAR RECEPTION ROOM

9'1" x 13'10" (2.77 x 4.24)

FIRST FLOOR LANDING

BEDROOM ONE

13'1" x 11'10" (4.01 x 3.61)

BEDROOM TWO

9'1" x 12'4" (2.78 x 3.76)

BATHROOM

BEDROOM THREE

7'4" x 11'10" (2.24 x 3.63)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of

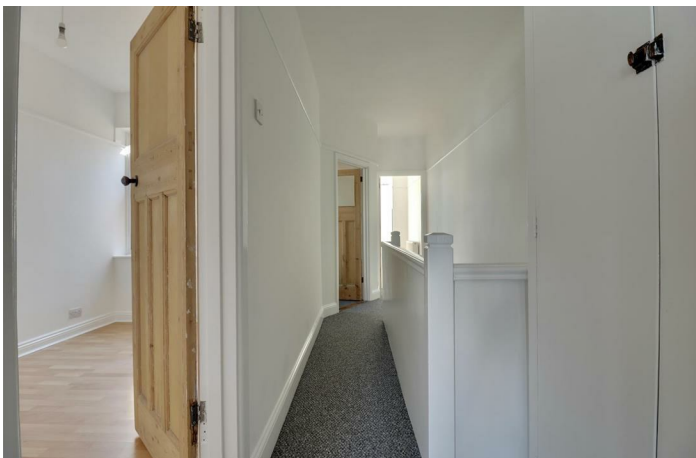
address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.



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		
EU Directive 2002/91/EC		
England & Wales		



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