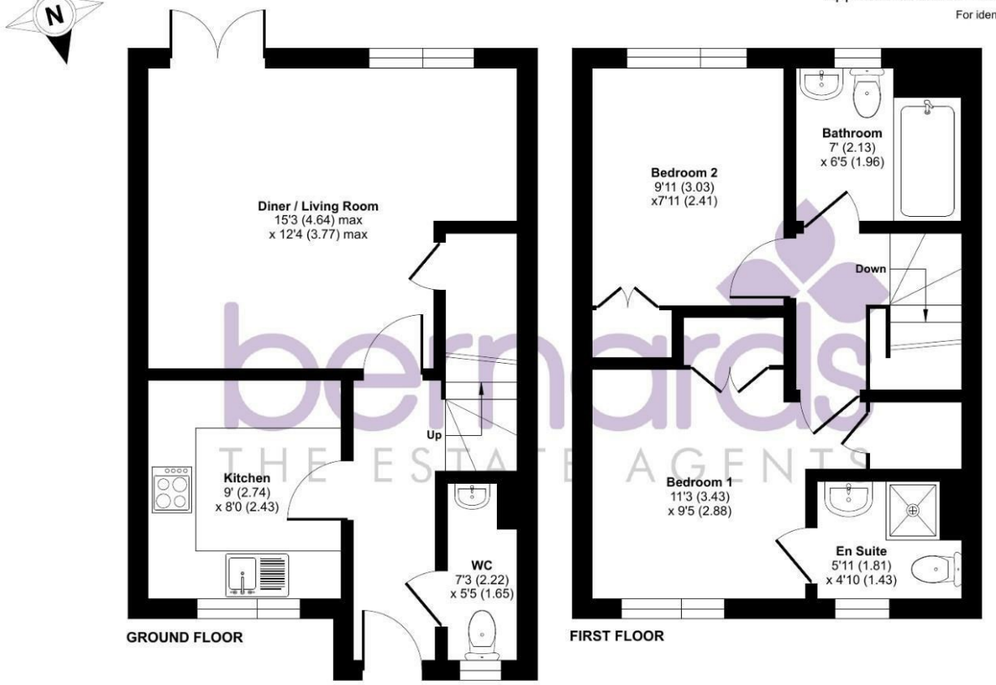
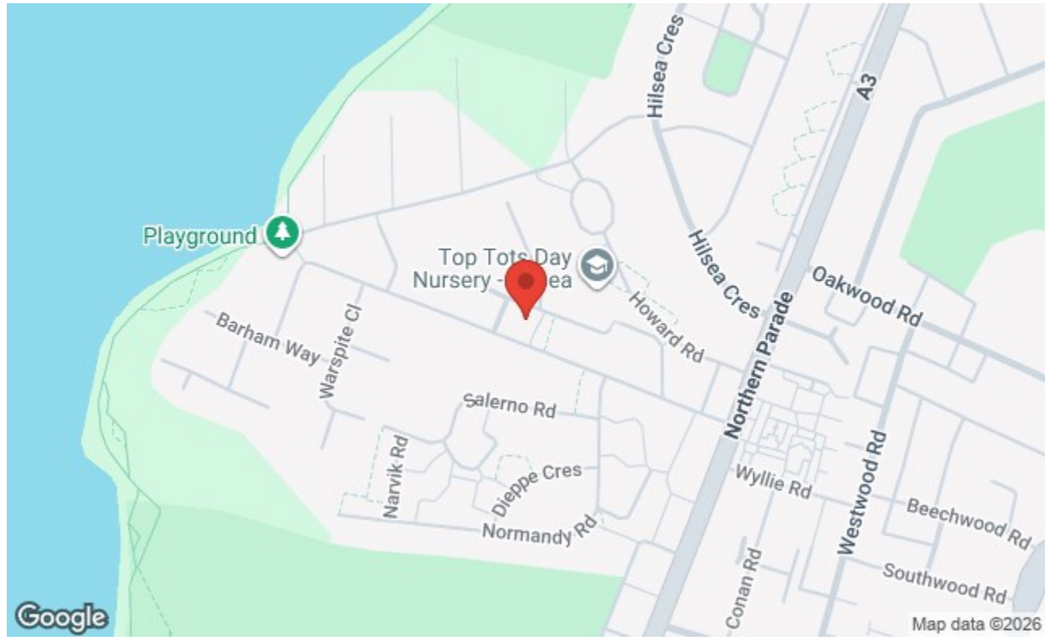
Iachino Avenue, Portsmouth, PO2

Approximate Area = 683 sq ft / 63.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1353716



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Guide Price £260,000

Iachino Avenue, Portsmouth PO2 9AG

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- ALLOCATED PARKING
- TWO BEDROOMS
- LOUNGE/DINER
- TWO BATHROOMS
- FITTED KITCHEN
- DOWNSTAIRS TOILET
- SOUTH FACING GARDEN
- BUILT IN 2009
- NO FORWARD CHAIN
- IDEAL FIRST HOME

Nestled in the sought-after area of Iachino Avenue, this house presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room and two well-proportioned double bedrooms, it offers comfortable living for individuals or small families.

The house features two bathrooms and a downstairs toilet, ensuring convenience and privacy for all occupants. The south-facing garden is a standout feature, allowing for plenty of sunlight throughout the day.

Additionally, the property includes allocated parking for one vehicle, a valuable asset in this popular area. This home combines practicality with comfort, making it a perfect choice for anyone looking to settle in a vibrant community. With its appealing layout and desirable location, this house is not to be missed.

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

PROPERTY INFORMATION

LIVING ROOM
15'2" x 12'4" (4.64 x 3.77)

KITCHEN
8'11" x7'11" (2.74 x2.43)

WC
7'3" x 5'4" (2.22 x 1.65)

BEDROOM ONE
11'3" x 9'5" (3.43 x 2.88)

ENSUITE
5'11" x 4'8" (1.81 x 1.43)

BEDROOM TWO
9'11" x 7'10" (3.03 x 2.41)

BATHROOM
6'11" x 6'5" (2.13 x 1.96)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

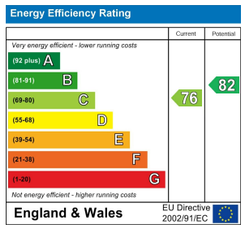
BAND : C £1,844.85

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.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

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



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