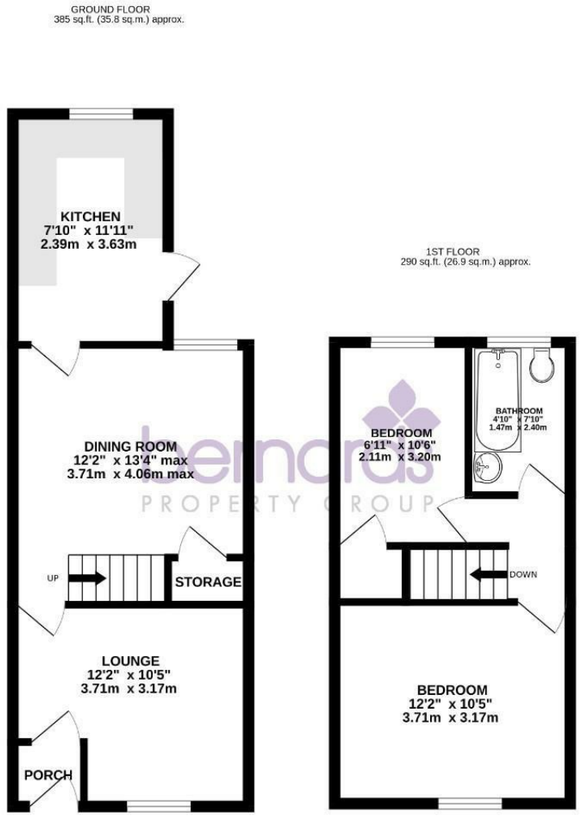
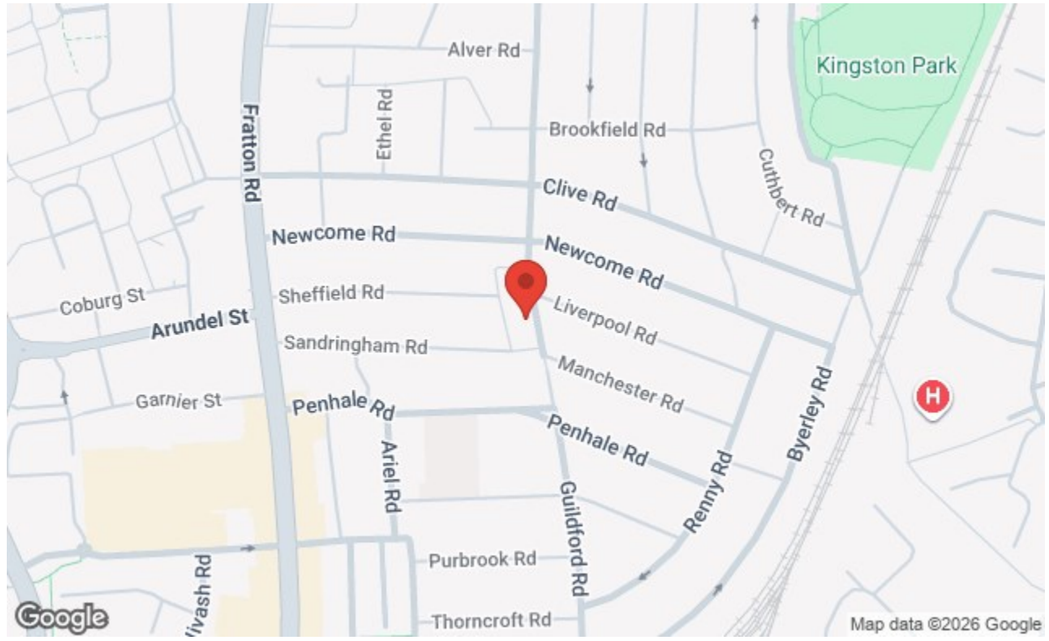



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

# Offers In Excess Of £210,000

## Guildford Road, Portsmouth PO1 5EB

bernards THE ESTATE AGENTS

2 1 2

## HIGHLIGHTS

- MID TERRACED
- TWO BEDROOMS
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- WEST FACING GARDEN
- REAR ACCESS
- PERMIT PARKING
- NO FORWARD CHAIN
- EPC RATING C

Situated along Guildford Road, this well presented two-bedroom terraced home offers an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The property features two spacious and versatile reception rooms, providing excellent space for both everyday living and entertaining. To the rear, the modern fitted kitchen offers a stylish and practical layout with ample storage and workspace.

Upstairs, you'll find two well-proportioned bedrooms, along with a contemporary three-piece family bathroom finished to a modern standard.

Outside, the west-facing rear garden enjoys plenty of afternoon and evening sunshine and benefits from convenient rear pedestrian access, creating the perfect setting for relaxing, entertaining, or gardening. The property also benefits from permit parking, providing added convenience for residents.

Offered to the market with no forward chain, this charming home is ready for its next owners to move straight in. Combining modern interiors with a sought-after location close to local amenities, transport links, and schools, this is a fantastic opportunity not to be missed.

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

# PROPERTY INFORMATION

## LOUNGE
12'2" x 10'4" (3.71 x 3.17)

## DINING ROOM
12'2" x 13'3" (3.71 x 4.06)

## KITCHEN
7'10" x 11'10" (2.39 x 3.63)

## BEDROOM ONE
12'2" x 10'4" (3.71 x 3.17)

## BEDROOM TWO
6'11" x 10'5" (2.11 x 3.20)

## BATHROOM
4'9" x 7'10" (1.47 x 2.40)

## PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

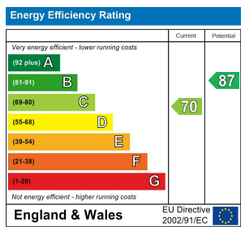
BAND : B £1,696.27

## 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




Scan here to see all our properties for sale and rent

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