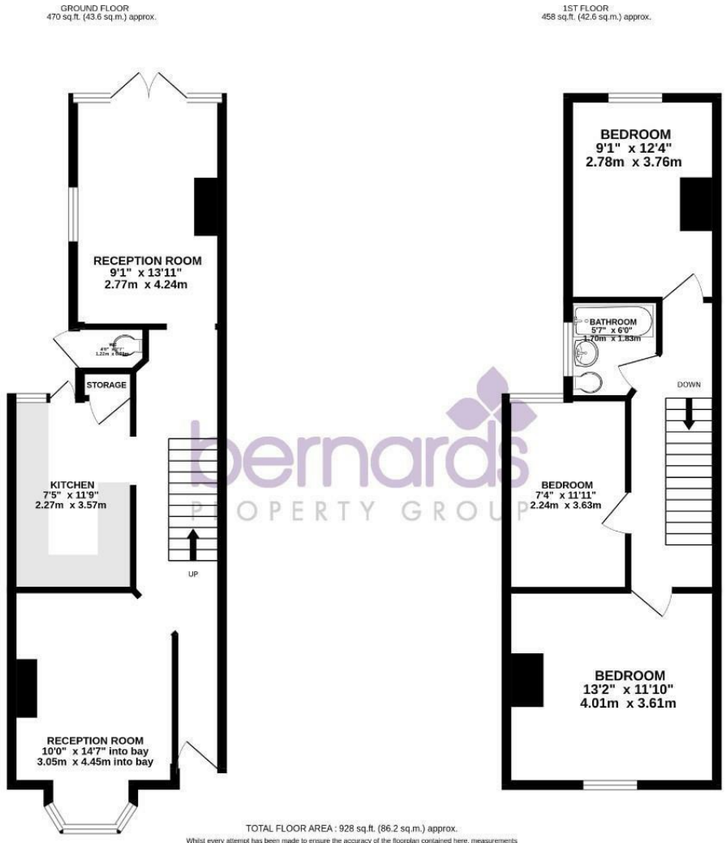
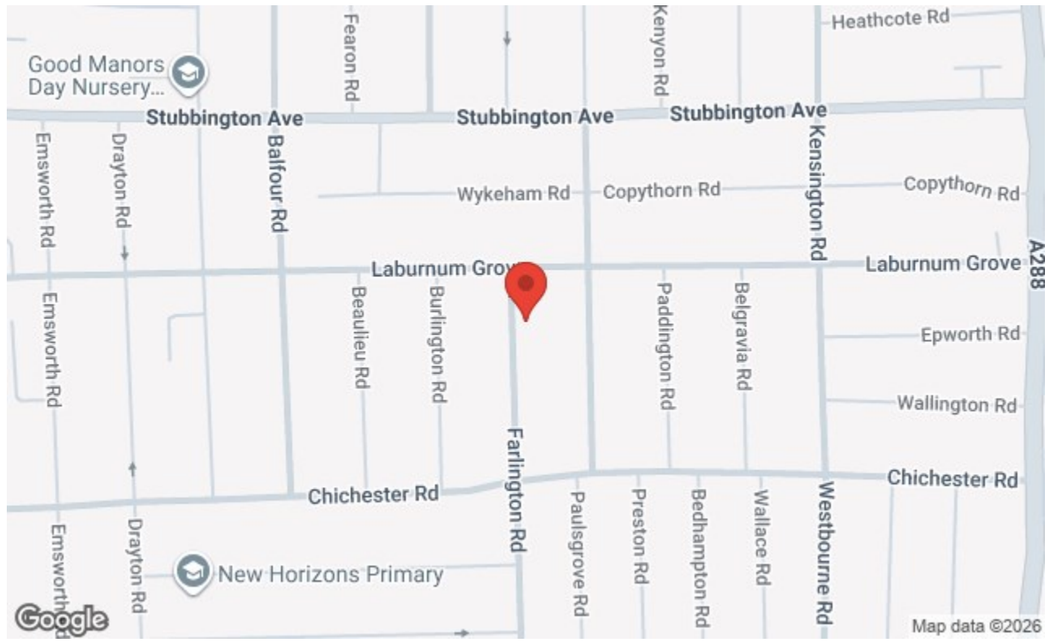



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

# Guide Price £240,000

Farlington Road, Portsmouth PO2 0DS

bernards THE ESTATE AGENTS




3 1 2

## HIGHLIGHTS

- NO FORWARD CHAIN
- GREAT FOR A FIRST TIME BUYER OR INVESTOR
- THREE BEDROOM FAMILY HOME
- REAR ENCLOSED GARDEN WITH OUTSIDE WC
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- UPSTAIRS FAMILY BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- LOCATED CLOSE TO PUBLIC TRANSPORT AND MOTOR WAY LINKS
- CALL TODAY TO VIEW!

Located on Farlington Road in Portsmouth, this delightful terraced house presents an excellent opportunity for first-time buyers or savvy investors. With no forward chain, you can move in without delay and start enjoying your new home right away.

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, whether for entertaining guests or enjoying quiet evenings at home.

Recently decorated throughout, this home is in superb condition and ready for you to make it your own. The fresh and modern aesthetic ensures a welcoming atmosphere from the moment you step inside.

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.









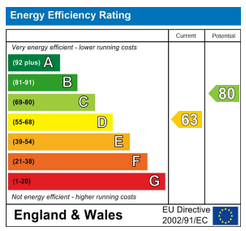













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