

GROUND FLOOR
345 sq.ft. (32.0 sq.m.) approx.

1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

£1,250 Per Month

Magdala Road, Portsmouth PO6 2QG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MID-TERRACE
- ❖ FULLY REFURBISHED
- ❖ TWO RECEPTION ROOMS
- ❖ TWO BATHROOMS
- ❖ IDEAL FOR FAMILIES
- ❖ CLOSE TO HIGH STREET
- ❖ GREAT TRANSPORT LINKS
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW

*****FULLY REFURBISHED*****

We are thrilled to welcome to the rental market, this two bedroom terraced house located in a sought after area, within walking distance of local amenities on Cosham High Street.

Benefitting from a complete refurbishment throughout, this wonderful property would make the perfect let for families

The property boasts two good size reception rooms comprising of a front aspect lounge and rear aspect dining room which opens into the kitchen.

The new, modern fitted kitchen is finished to a very good standard and opens onto the rear garden.

The low maintenance rear garden is fully laid to a decked patio, making it very low maintenance and also includes rear gated access

Upstairs you will find two double bedrooms both of which are flooded with natural light from the double glazed windows have their own ensuite bathrooms!

Call today to arrange a viewing

02392 728090

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PROPERTY INFORMATION

LOUNGE
12'6" x 11'1" (3.81m x 3.38m)

DINING ROOM
9'11" x 12'6" (3.02m x 3.81m)

KITCHEN
7'11" x 8'7" (2.41m x 2.62m)

BEDROOM ONE
10 x 12'8" (3.05m x 3.86m)

BATHROOM
8' x 8'7" (2.44m x 2.62m)

BEDROOM TWO
11'1" x 9'4" (3.38m x 2.84m)

SHOWER ROOM
7'9" x 2'7" (2.36m x 0.79m)

COUNCIL TAX BAND B

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.

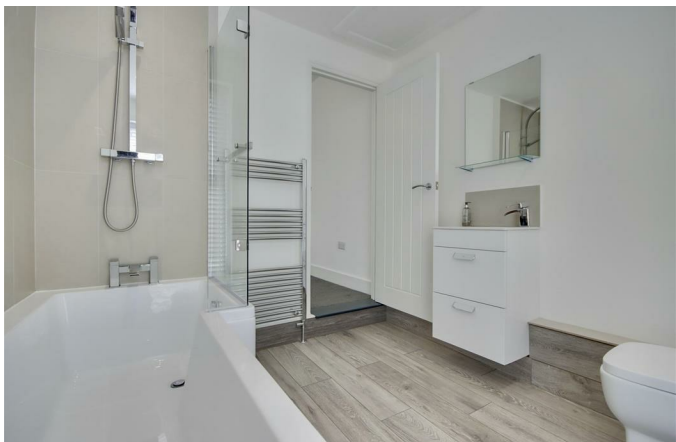
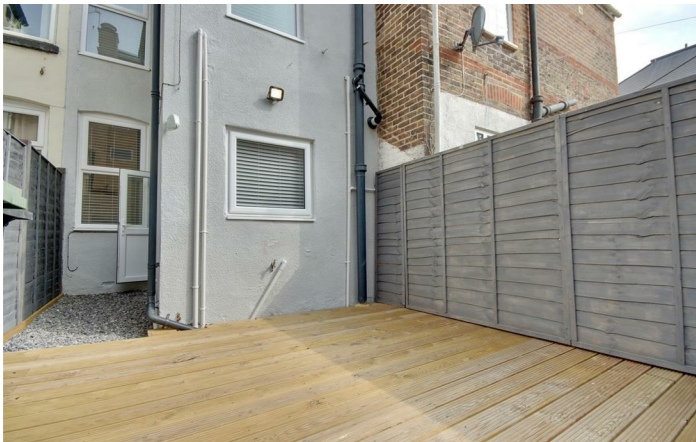
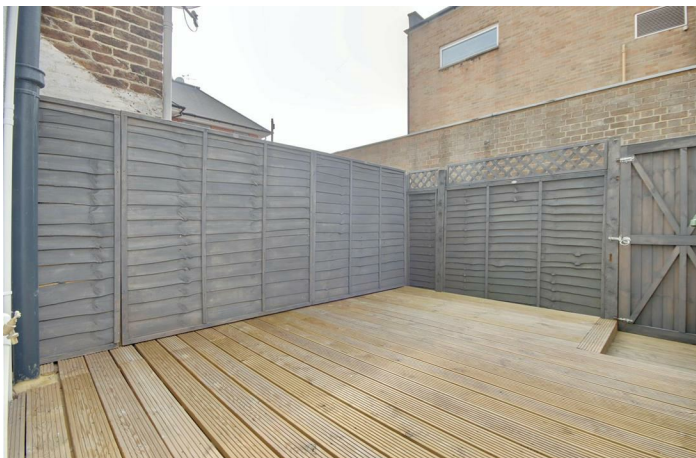
TENANT FEES ACT 2019

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	65
(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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