



GROUND FLOOR
APPROX. FLOOR
AREA 412 SQ.FT.
(38.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(32.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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TO LET

£1,100 PCM
Balfour Road, Portsmouth



Bernards Portsmouth are delighted to welcome to the market this three bedroom end of terraced house in the sought after location of North End, Portsmouth.

In our opinion this property really has to be viewed to be appreciated. To the side and rear of the property lies a garden perfect for a budding enthusiast. Internally the property offers spacious rooms throughout with downstairs two large reception rooms, modern kitchen, utility

room and downstairs W.C. Upstairs the property offers three double bedrooms and family bathroom.

Offering the added bonus of gas central heating and double glazing this property is one not to be missed.

Contact bernards on 023 9269 6811 to arrange your viewing.

- EXTRA LARGE THREE BEDROOM HOUSE
- TWO SPACIOUS RECEPTIONS
- VICTORIAN FEATURES
- END OF TERRACE
- UTILITY ROOM
- UPSTAIRS BATHROOM
- DOWNSTAIRS W.C.
- GARDEN PERFECT FOR THE BUDDING ENTHUSIAST
- AVAILABLE 1ST OCTOBER
- VIEW NOW

CALL TODAY TO ARRANGE A VIEWING 02392 696811

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PROPERTY DETAILS

ENTRANCE HALLWAY 13'10" X 5'09" (4.22 X 1.75)

Vinyl flooring, 1 x radiator, under stairs storage cupboard, 1 x metre cupboard, stairs leading to landing, dado rail, UPVC double glazed door, smooth walls and ceiling.

LOUNGE 16'10" X 13'11" (5.13 X 4.24)

Wooden flooring, 1 x radiator, feature halfway wooden walls, remaining smooth walls and ceiling, picture rail, feature coving, feature brickwork fireplace, front UPVC double glazed bay window, feature ceiling rose. The lounge has Virgin media phone point and TV point, plus sky aerial/socket.

DINING ROOM 13'11" X 12'02" (4.24 X 3.71)

Vinyl flooring, 1 x radiator, smooth walls and ceiling, picture rail, feature fireplace, feature ceiling rose, UPVC double glazed french doors to side access and UPVC double glazed window. The dining room has TV aerial.

KITCHEN 9'10" X 10'11" (3.00 X 3.33)

Vinyl flooring, 1 x radiator, range of wall and base units, bosch electric integrated oven, four ring gas hob, roll-top surface, splashback tiling, stainless steel sink and mixer tap, UPVC double glazed window to side

UTILITY ROOM 6'08" X 6'00" (2.03 X 1.83)

Tiled flooring, roll-top surface, smooth walls and ceiling, UPVC double glazed door to side, UPVC double glazed window to rear, 1 x radiator, door to downstairs W.C.

DOWNSTAIRS W.C.

Tiled flooring, 2 piece bathroom suite containing a low level W.C and wash basin, UPVC double glazed window to rear.

LANDING

Carpet, loft hatch, smooth walls and ceiling, dado rail.

BEDROOM ONE 14'00" X 13'11" (4.27 X 4.24)

Wooden floorboards, 1 x radiator, smooth walls and ceiling, feature fireplace, dado rail, pic rail, UPVC Double glazed window to front elevation. Virgin media phone point and TV point.

BEDROOM TWO 9'10" X 13'11" (3.00 X 4.24)

Wooden flooring, smooth walls and ceiling, feature fireplace, 1 x radiator, UPVC double glazed window to side, door to third bedroom. Middle bedroom has sky lead/socket aerial

BEDROOM THREE 9'10" X 10'10" (3.00 X 3.30)

Wooden flooring, smooth walls and ceiling, feature fireplace, UPVC double glazed window to rear, built in cupboard, 1 x radiator.

UPSTAIRS BATHROOM

Tiled floors and splashback walls to shower and wash basin. Three piece bathroom suite with rainfall shower over bath, low level W.C and wash basin.

GARDEN

Patio flooring, shed, feature seating area, range of shrubbery and trees. (In our opinion the perfect garden for the budding enthusiast).

RIGHT TO RENT CHECKS

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



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