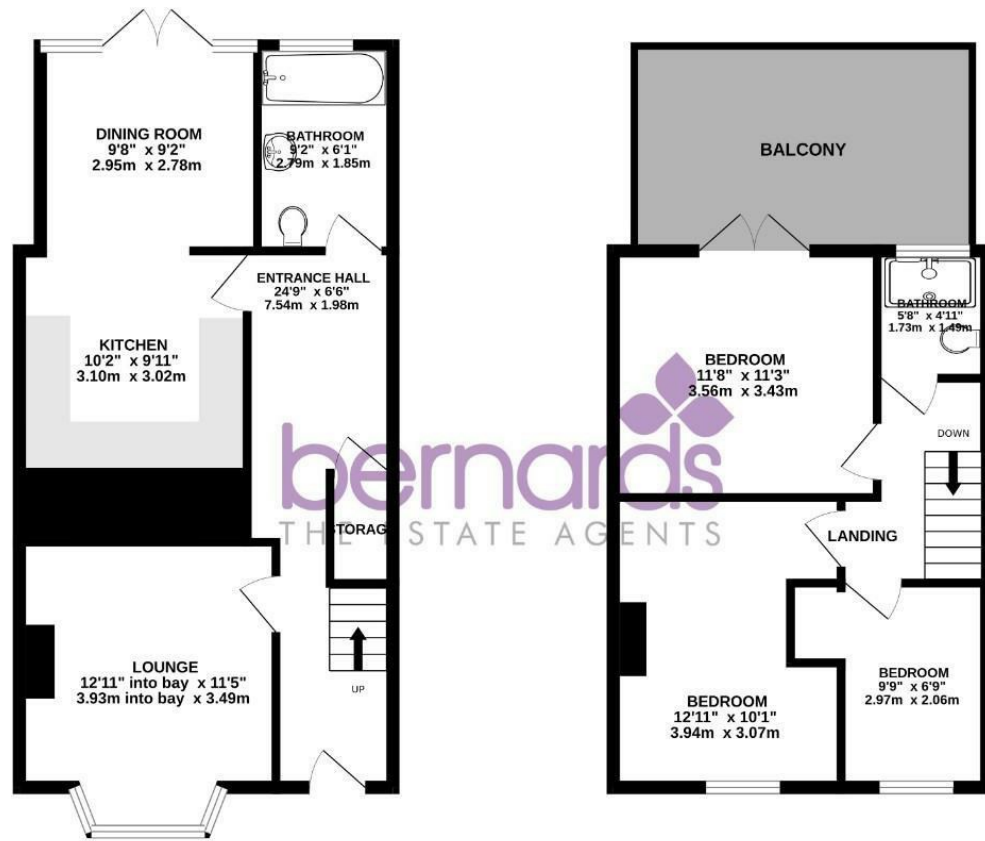


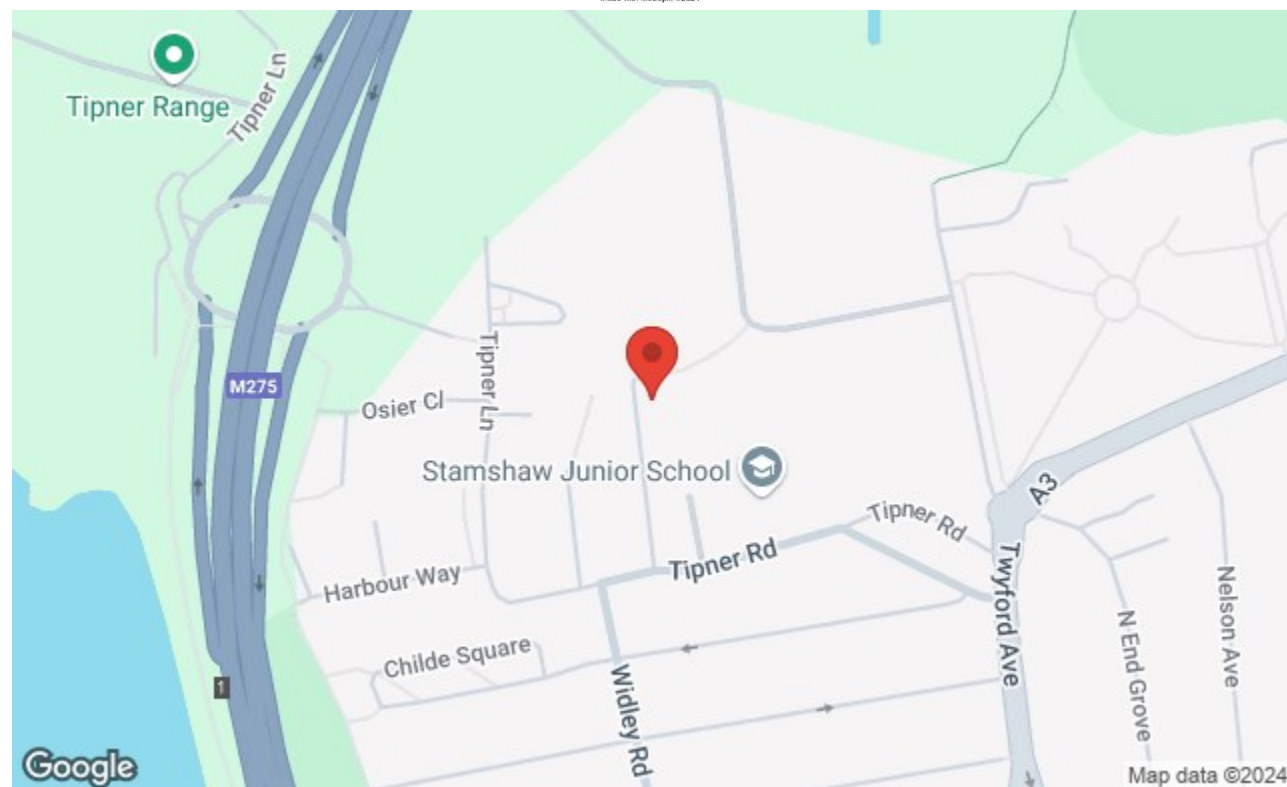
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metagix 12/2024



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



Offers In Excess Of £290,000

Target Road, Portsmouth PO2 8QT



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ PRIVATE BALCONY
- ❖ LOW MAINTENANCE GARDEN
- ❖ MODERN THROUGHOUT
- ❖ NO THROUGH ROAD
- ❖ A MUST SEE

MODERN THREE BEDROOM HOME - BALCONY

We are delighted to welcome to the sales market this three bedroom, mid terraced house located in the sought after area of Target Road, Tipner.

Coming into the property you have an open entrance hallway, off of which you can access the lounge, which is flooded with natural light from the bay window, the lounge also has an open usable fire place perfect for the cold winter evenings! The modern fitted kitchen is open plan to the dining room. Completing the ground floor is the downstairs bathroom. The garden is low maintenance with a mixture

of artificial grass, decking, and paving slabs, completing the garden is the outhouse which benefits from rear access.

Moving upstairs, you benefit from three bedrooms two of which are doubles, the master bedroom boasts double doors opening out onto a private balcony. Upstairs is completed by the shower room.

This property has the added benefit of having solar panels on the roof to keep the cost of running the property down.

We strongly recommend booking a viewing on this property, please call Bernards on 02392 728090!

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



PROPERTY INFORMATION

LOUNGE
12'10" x 11'5" (3.93 x 3.49)

KITCHEN
10'2" x 9'10" (3.10 x 3.02)

DINING ROOM
9'8" x 9'1" (2.95 x 2.78)

BATHROOM
9'1" x 6'0" (2.79 x 1.85)

BEDROOM ONE
11'8" x 11'3" (3.56 x 3.43)

BEDROOM TWO
12'11" x 10'0" (3.94 x 3.07)

BEDROOM THREE
9'8" x 6'9" (2.97 x 2.06)

SHOWER ROOM
5'8" x 4'10" (1.73 x 1.49)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B – £1,614.24

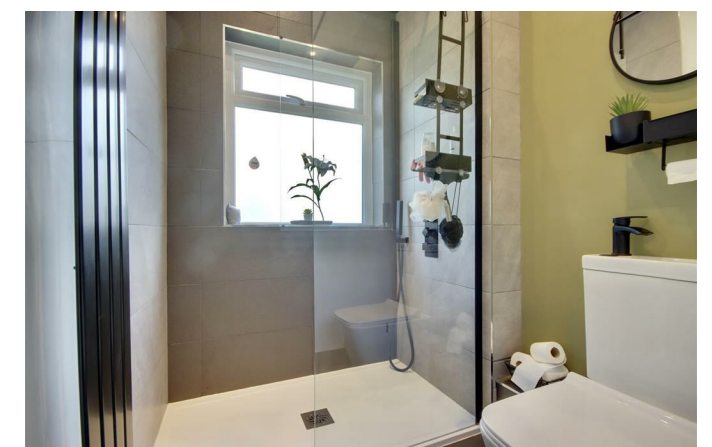
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK
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.

OFFER CHECK
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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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