



Auction

## 2 bed maisonette to buy in PO2

London Road, North End, Portsmouth,  
Hampshire, PO2 9AE

**£125,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Share Of Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ MAISONETTE
- ✓ TWO BEDROOMS
- ✓ OPEN PLAN LIVING
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

## Description

We are pleased to bring to the market this quirky, two bedroom maisonette conveniently located on London Road, North End surrounded by a variety of local amenities! Another benefit of this property is that it is share of freehold therefore no yearly maintenance costs!

Upon entrance via the staircase to the second floor where the flat is situated, you will find a spacious open plan kitchen/lounge/diner. The openness of this room really allows constant natural light inside, creating a bright and airy space. You will also find a double bedroom with an integral wardrobe and a four piece bathroom. The loft has been extended into creating a second bedroom with an ensuite.

Please call Bernards on to arrange an internal viewing!

Kitchen/Lounge/Diner - 5.34 x 4.80 (17'6" x 15'8") -

Bedroom One - 5.66 x 4.52 (18'6" x 14'9") -

Bedroom Two - 4.22 x 2.96 (13'10" x 9'8") -

Bathroom - 3.09 x 2.59 (10'1" x 8'5") -

Portsmouth Council Tax - The local authority is Portsmouth City Council.

BAND : A – £1,453.95

Council Tax Band: A

Tenure: Share Of Freehold

Ground Rent Review Period: no ground rent

Service Charge Review Period: no service charge

Price: Starting Bid £125,000

Property Type: Maisonette

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

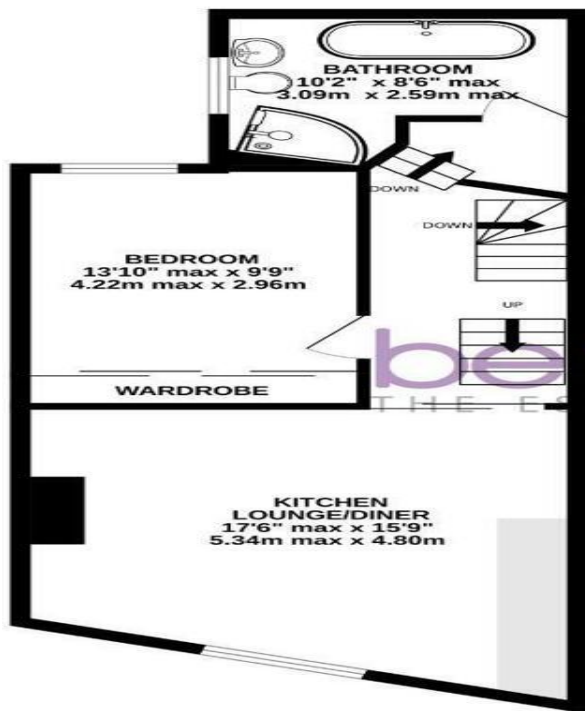
Sewerage: Standard UK domestic

Air conditioning: No

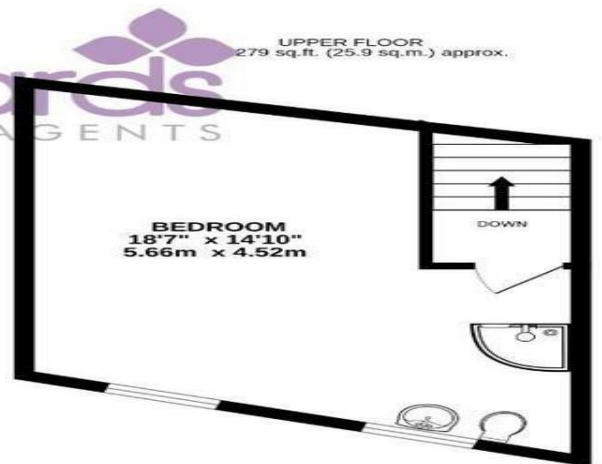
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

LOWER FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



UPPER FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 68        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

London Road, North End, Portsmouth, Hampshire, PO2 9AE

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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