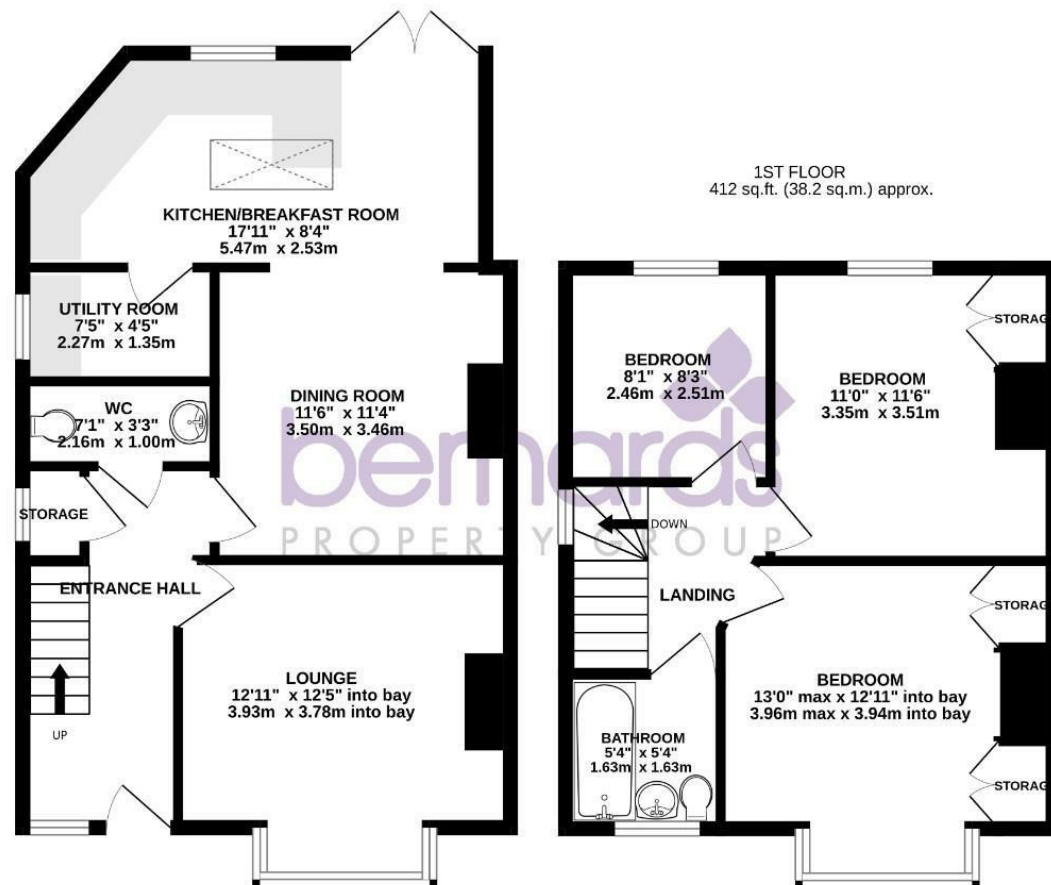


GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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£1,800 Per Month

Ripley Grove, Portsmouth PO3 6NJ

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THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM END OF TERRACE HOUSE
- ONE OFF ROAD PARKING SPACE
- FULLY REFURBISHED THROUGHOUT
- OPEN PLAN LOUNGE / KITCHEN / DINER
- BRAND NEW KITCHEN WITH BUILT IN APPLIANCES
- SEPARATE UTILITY AREA
- SKYLIGHT
- LANDSCAPED GARDEN
- UPSTAIRS BATHROOM & DOWNSTAIRS W.C.
- LOUNGE WITH PANNELING & LED LIGHTING

Welcome to this beautifully refurbished end-terrace house located in the desirable Baffins area of Portsmouth. This property presents a rare opportunity for those seeking a modern home in a vibrant community.

As you enter, you are greeted by a lovely entrance hall that sets the tone for the rest of the home. The ground floor features a convenient downstairs toilet, making it ideal for guests. The spacious lounge is a highlight, complete with elegant panelling and a striking LED lighting feature that adds a contemporary touch. The kitchen/diner is perfect for family meals and entertaining, providing an inviting space. The area is bright and practical, offering a lovely feature sky light, integrated white goods and a separate utility area. There is direct access leading to the landscaped garden, offering access from the garden to your parking space.

Moving to the first floor, you will find an upstairs bathroom that has been tastefully designed to meet modern standards. The three double

bedrooms are all refurbished, offering ample space and comfort for family living or guests. Each room is filled with natural light, creating a bright and airy atmosphere throughout the home.

Additionally, this property includes off-street parking for one vehicle, a valuable asset in this sought-after location. The Baffins area is known for its friendly community and convenient amenities, making it an excellent choice for families and professionals alike.

In summary, this end-terrace house on Ripley Grove is a fantastic opportunity for anyone looking for a stylish and comfortable home in Portsmouth. With its modern refurbishments and prime location, it is sure to attract interest. Do not miss your chance to view this exceptional property.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

RIGHT TO RENT

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		69
(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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