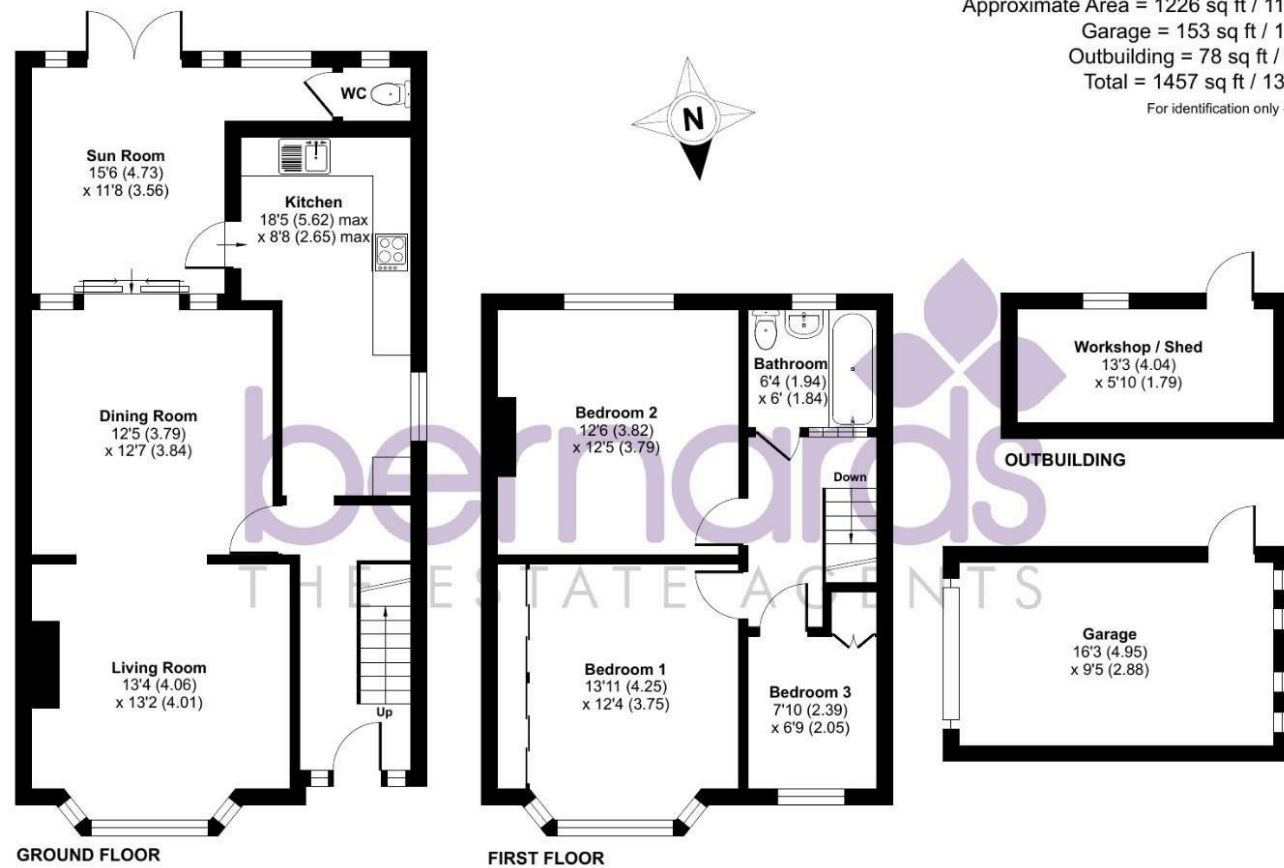


Rosebery Avenue, Portsmouth, PO6

Approximate Area = 1226 sq ft / 113.8 sq m
 Garage = 153 sq ft / 14.2 sq m
 Outbuilding = 78 sq ft / 7.2 sq m
 Total = 1457 sq ft / 135.2 sq m
 For identification only - Not to scale

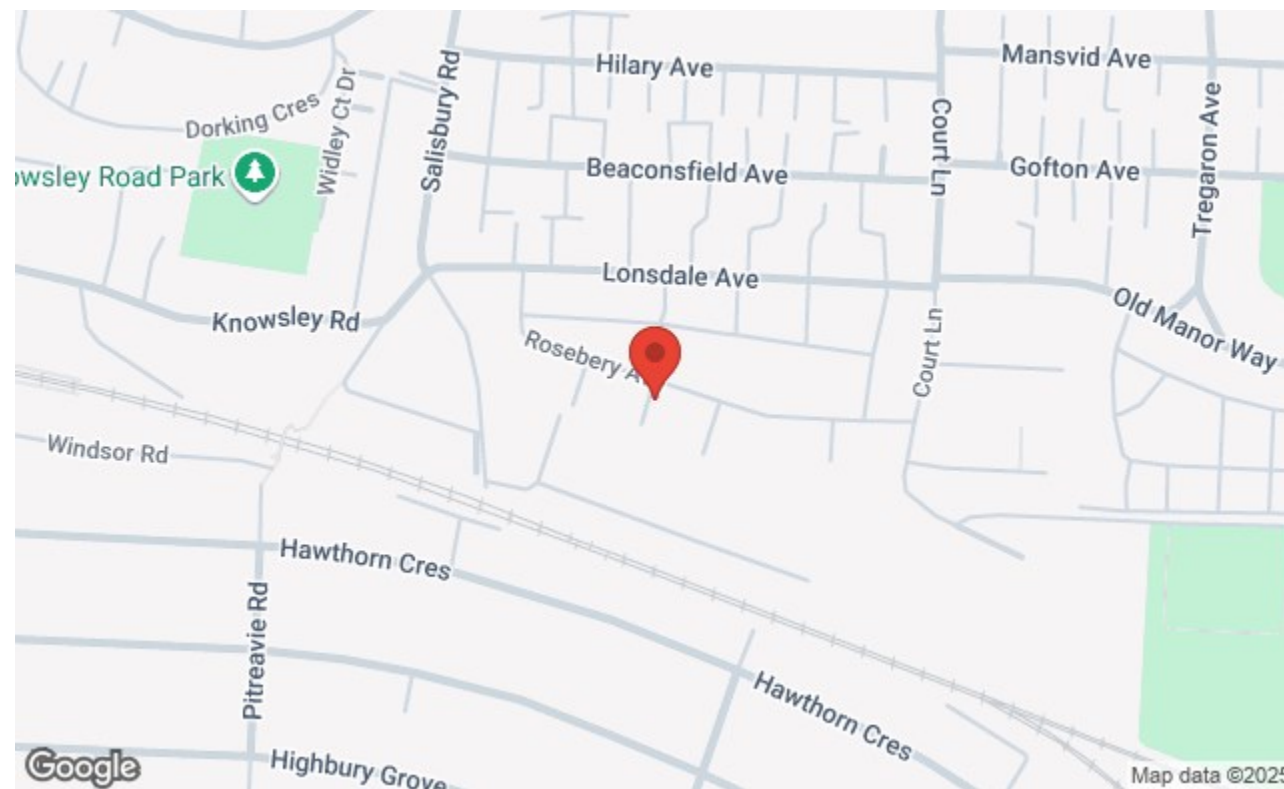


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1285560



£340,000

Rosebery Avenue, Portsmouth PO6 2PZ



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ GARAGE TO REAR
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS W.C.
- ❖ FAMILY BATHROOM
- ❖ GARDEN
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ POTENTIAL FOR ORP SUBJECT TO PLANNING

Nestled on the charming Rosebery Avenue in Portsmouth, this delightful end-terrace house offers a perfect blend of comfort and potential. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The home features a welcoming reception room that invites relaxation, complemented by an additional reception area that can serve as a dining room or a versatile living space.

One of the standout features of this property is the spacious conservatory at the rear, which floods the home with natural light and provides an excellent space for entertaining or enjoying quiet moments with a view of the garden. The convenience of a downstairs W.C. adds to the practicality of the layout, making daily living more

comfortable.

The outdoor space is equally impressive, with a garden that includes a garage and workshop, perfect for hobbyists or those in need of extra storage. There is also potential for off-road parking, subject to planning, a valuable asset in this bustling area.

This end-terrace house on Rosebery Avenue presents a wonderful opportunity for those looking to make a home in Portsmouth. With its generous living spaces, potential for personalisation, and convenient location, it is a property not to be missed. Whether you are a first-time buyer or seeking a family home, this residence offers the perfect canvas for your next chapter.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
 t: 02392 728 091



Call today to arrange a viewing
 02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
13'3" x 13'1" (4.06 x 4.01)

DINING ROOM
12'5" x 12'7" (3.79 x 3.84)

CONSERVATORY
15'6" x 11'8" (4.73 x 3.56)

W.C.

KITCHEN
18'5" x 8'8" (5.62 x 2.65)

LANDING

BEDROOM 1
13'11" x 12'3" (4.25 x 3.75)

BEDROOM 2
12'6" x 12'5" (3.82 x 3.79)

BEDROOM 3
7'10" x 6'8" (2.39 x 2.05)

BATHROOM
6'4" x 6'0" (1.94 x 1.84)

GARDEN

GARAGE
16'2" x 9'5" (4.95 x 2.88)

WORKSHOP/SHED
13'3" x 5'10" (4.04 x 1.79)

COUNCIL TAX BAND C
£1939

BERNARDS OFFER CHECK PROCEDURE

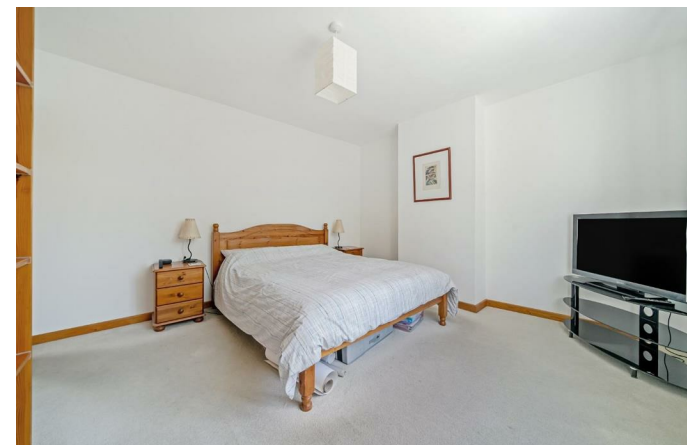
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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

SOLICITOR/ CONVEYANCING

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 conveyancer 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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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