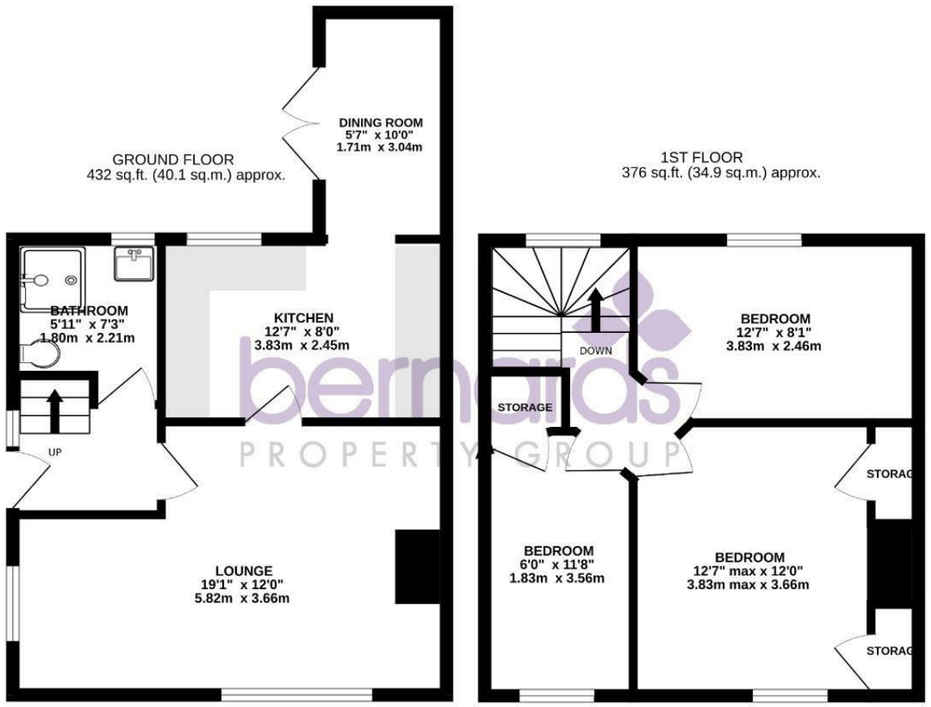

TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.

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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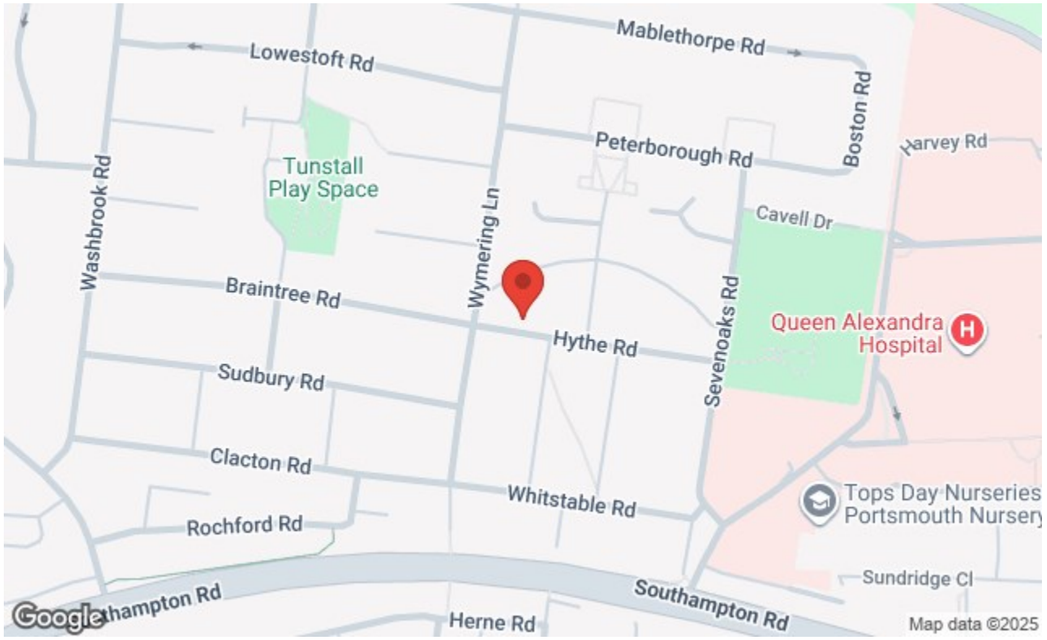

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t: 02392 728 091

FOR SALE

Offers In Excess Of £300,000

Hythe Road, Portsmouth PO6 3JY

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3 | 1 | 2

HIGHLIGHTS

- OPEN DAY 4TH OCTOBER
- THREE BEDROOMS
- 19FT LOUNGE WITH WOOD BURNER
- MODERN FITTED KITCHEN
- SEPARATE DINING ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING / DRIVE
- CLOSE TO QA HOSPITAL
- BEAUTIFULLY PRESENTED
- LOW MAINTENANCE GARDEN

*******OPEN DAY 4TH OCTOBER BETWEEN 10 -12 **********

Call to book your time slot

Nestled on Hythe Road in the vibrant city of Portsmouth, this beautifully presented end-terrace house offers a delightful blend of comfort and modern living. Spanning an impressive 808 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a spacious 19ft lounge, perfect for relaxation and entertaining. The separate dining room provides an inviting space for family meals and gatherings. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs. The family bathroom is tastefully designed, ensuring convenience for all residents.

Outside, the low maintenance rear garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting barbecues. Additionally, the property benefits from off-road parking, a valuable asset in this popular location. The presence of a wood burner adds a touch of warmth and charm, making the living space even more inviting during the colder months.

Situated close to the hospital and other local amenities, this home is perfectly positioned for both convenience and accessibility. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this charming house your new home.

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

PROPERTY INFORMATION

ENTRANCE

LOUNGE
19'1" x 12'0" (5.82 x 3.66)

KITCHEN
12'6" x 8'0" (3.83 x 2.45)

DINING ROOM
5'7" x 9'11" (1.71 x 3.04)

BATHROOM
5'10" x 7'3" (1.80 x 2.21)

BEDROOM ONE
12'6" x 12'0" (3.83 x 3.66)

BEDROOM TWO
12'6" x 8'0" (3.83 x 2.46)

BEDROOM THREE
6'0" x 11'8" (1.83 x 3.56)

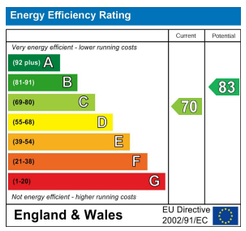
PARKING / DRIVE

REAR GARDEN

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

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.

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.



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