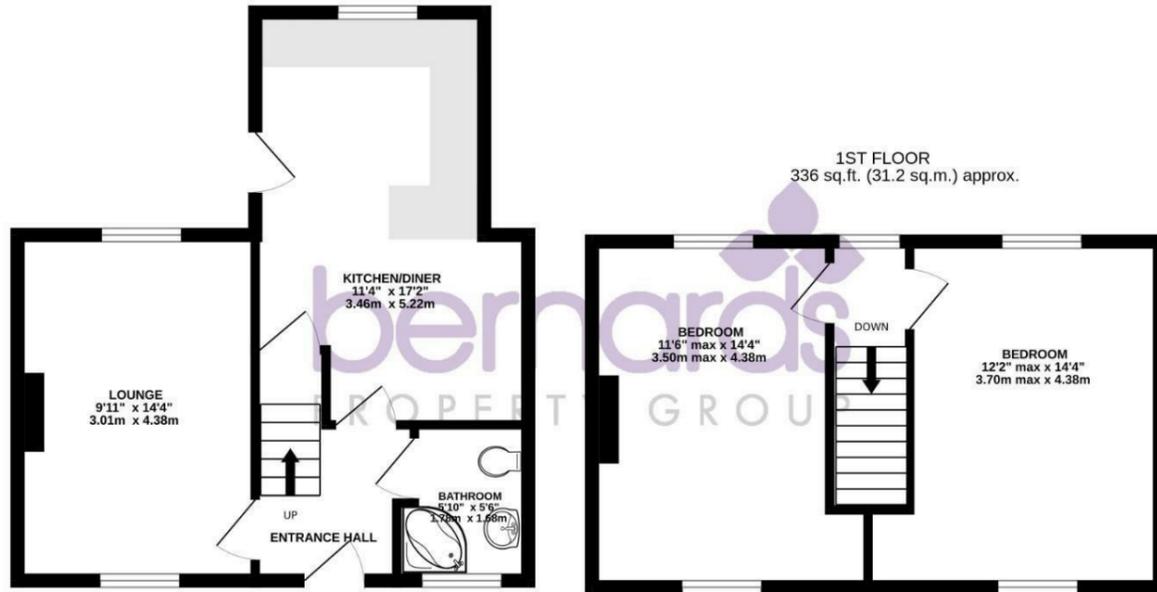
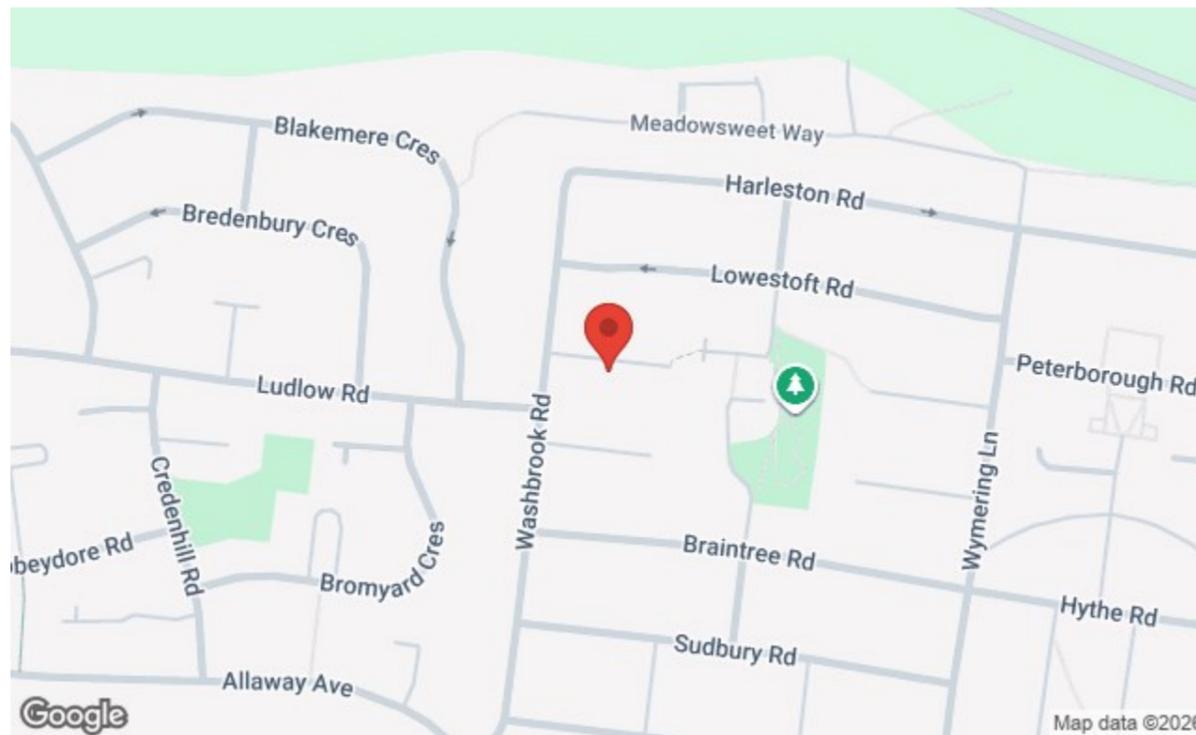


GROUND FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Offers In Excess Of £250,000

Norwich Road, Portsmouth PO6 3SE



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ 17FT OPEN PLAN KITCHEN / DINER
- ❖ 14FT LOUNGE
- ❖ MODERN FAMILY BATHROOM
- ❖ OFF ROAD PARKING
- ❖ REAR ACCESS
- ❖ SOUTH FACING REAR GARDEN
- ❖ CUL-DE-SAC LOCATION
- ❖ CLOSE TO HOSPITAL
- EPC - D

Nestled in a cul-de-sac on Norwich Road, Portsmouth, this charming terraced house offers a delightful blend of comfort and convenience. Spanning 727 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed by a separate lounge that provides a cosy retreat for relaxation. The heart of the home is undoubtedly the impressive 17-foot open plan kitchen and dining room, perfect for entertaining guests or enjoying family meals. This modern space is designed to cater to your culinary needs while allowing for a seamless flow between cooking and dining.

The property boasts a contemporary family bathroom, ensuring that your daily routines are both stylish and functional. Outside, you will find a south-facing rear garden, a wonderful spot for

enjoying the sunshine or hosting summer barbecues. The garden also benefits from rear access, adding to the convenience of this lovely home.

Parking is made easy with off-road parking available for one vehicle, a valuable asset in this bustling area. Additionally, the property is conveniently located near the hospital, making it an excellent choice for healthcare professionals or those who appreciate easy access to medical facilities.

This delightful home combines modern living with a peaceful setting, making it a must-see for anyone looking to settle in Portsmouth. Don't miss the opportunity to make this charming terraced house your new home.

Call today to arrange a viewing

02392 728 091

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# PROPERTY INFORMATION

**LOUNGE**  
9'10" x 14'4" (3.01 x 4.38)

**KITCHEN/DINER**  
11'4" x 17'1" (3.46 x 5.22)

**BATHROOM**  
5'8" x 5'2" (1.75 x 1.58)

**BEDROOM ONE**  
12'1" x 14'4" (3.70 x 4.38)

**BEDROOM TWO**  
11'5" x 14'4" (3.50 x 4.38)

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			86
(81-91) B			
(69-80) C		67	
(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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