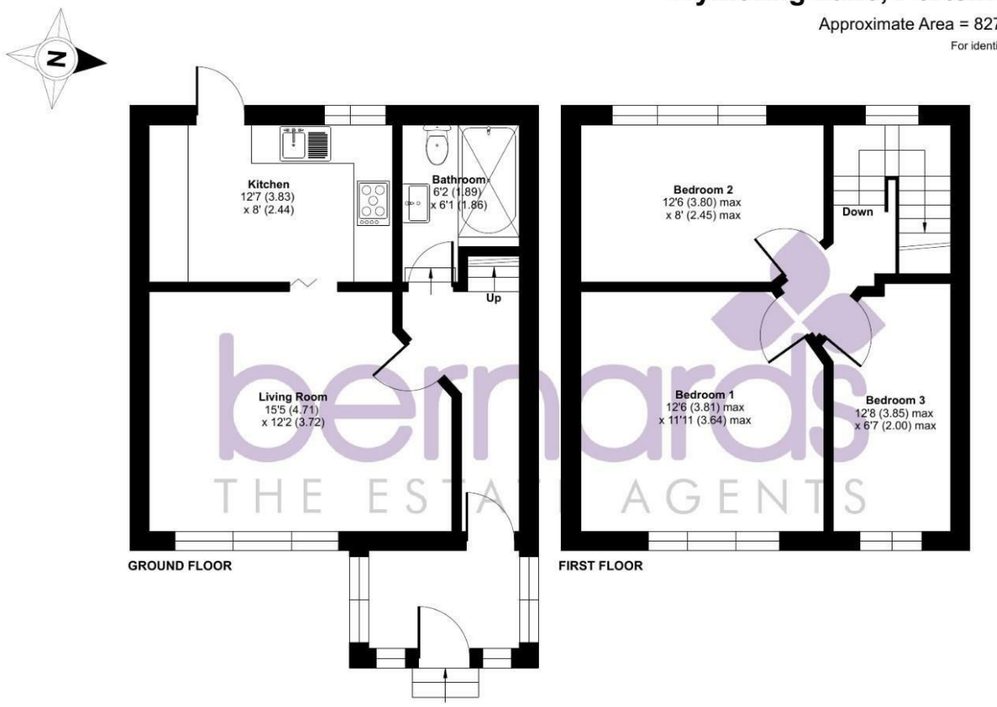
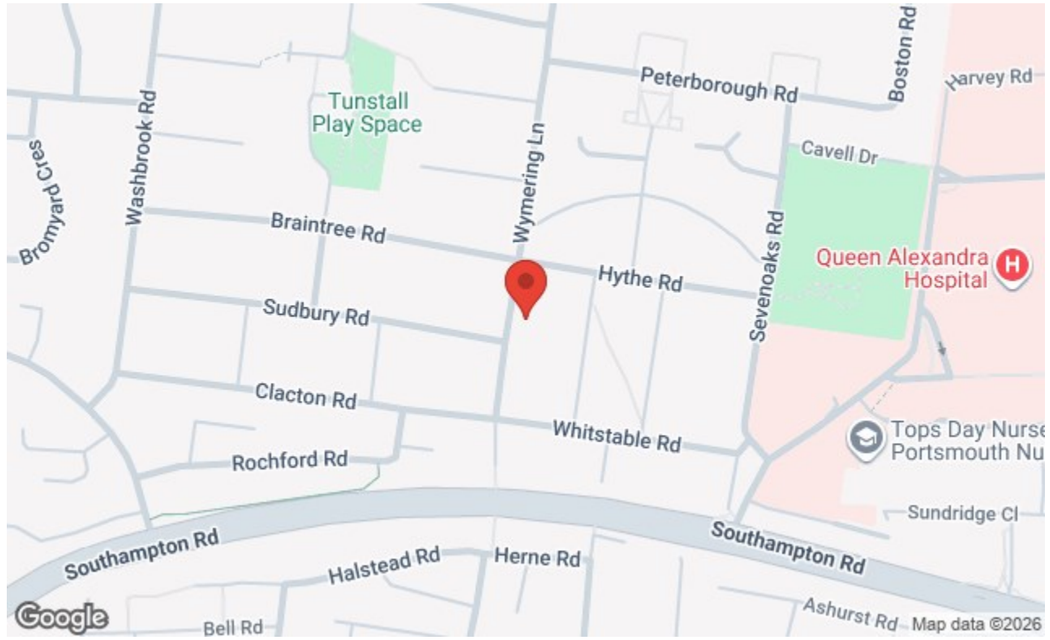
# Wymering Lane, Portsmouth, PO6

Approximate Area = 827 sq ft / 76.8 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1403398




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

FOR SALE

## Asking Price £285,000

Wymering Lane, Portsmouth PO6 3JU

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## HIGHLIGHTS

- MID TERRACED HOUSE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- NEWLY REFURBISHED PROPERTY
- DRIVEWAY
- CLOSE TO QA HOSPITAL
- TRANSPORT LINKS NEARBY
- NEW BOILER FITTED
- GREAT FIRST TIME PURCHASE
- CALL TO ARRANGE INTERNAL VIEWING

Located on Wymering Lane, Portsmouth, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families, those seeking extra space or first time buyers looking to get on the property ladder.

Recently refurbished throughout, the home boasts a fresh and contemporary feel, making it ready for you to move in without the need for any immediate renovations. The newly installed boiler and electrics ensure that you will enjoy a warm and safe environment, providing peace of mind for years to come.

Additionally, the property benefits from parking, allowing for convenience and ease of access.

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

# PROPERTY INFORMATION

## DRIVEWAY

## LIVING ROOM
15'5" x 12'2" (4.71 x 3.72)

## KITCHEN
12'6" x 8'0" (3.83 x 2.44)

## BATHROOM
6'2" x 6'1" (1.89 x 1.86)

## GARDEN

## BEDROOM ONE
12'5" x 11'11" (3.81 x 3.64 )

## BEDROOM TWO
12'5" x 8'0" (3.80 x 2.45)

## BEDROOM THREE
12'7" x 6'6" (3.85 x 2.00)

## PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

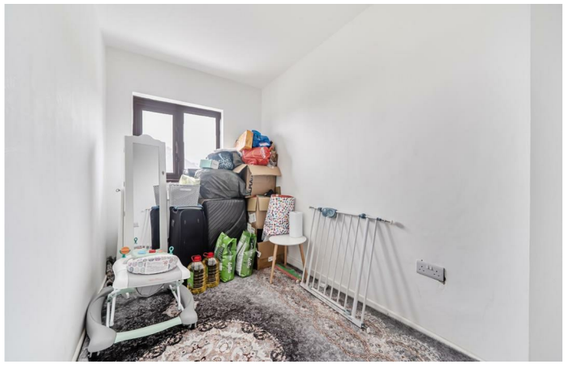
Band B
Portsmouth City Council: £1,413.70
Police and Crime Commissioner: £214.25
Hampshire & Isle of Wight Fire & Rescue: £68.32
Total Council Tax charge: £1,696.27

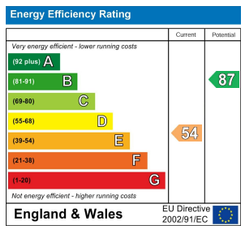
## MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## 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 conveyance 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.

## OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## 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



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