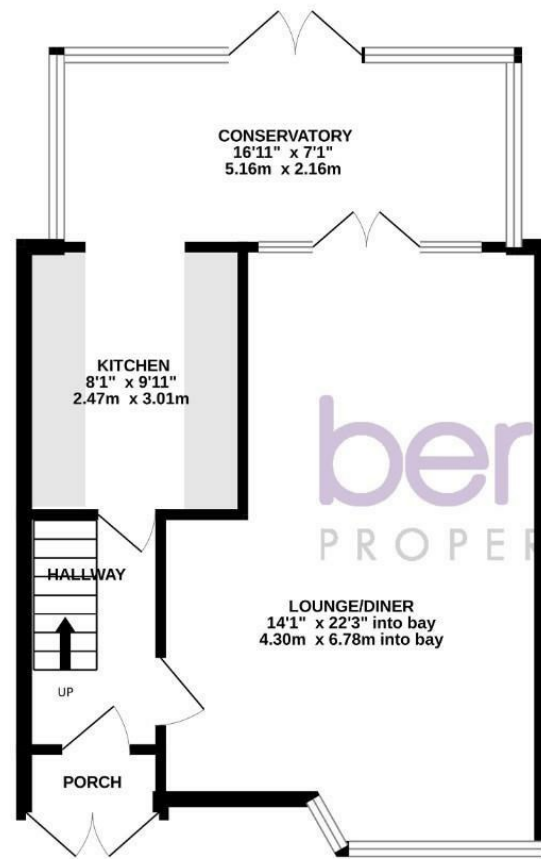
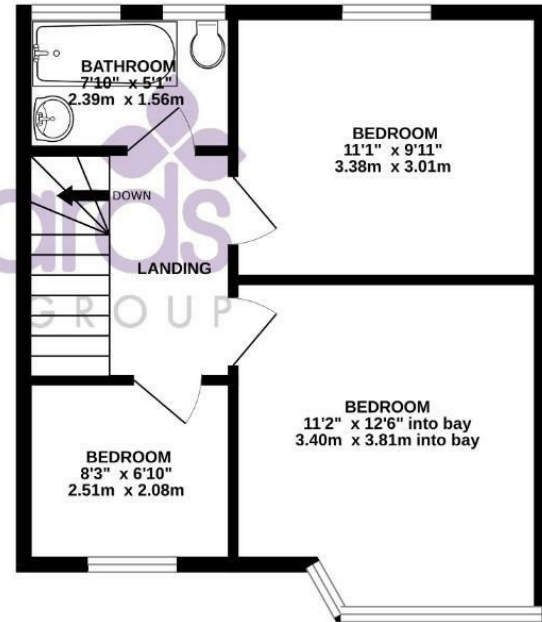


GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

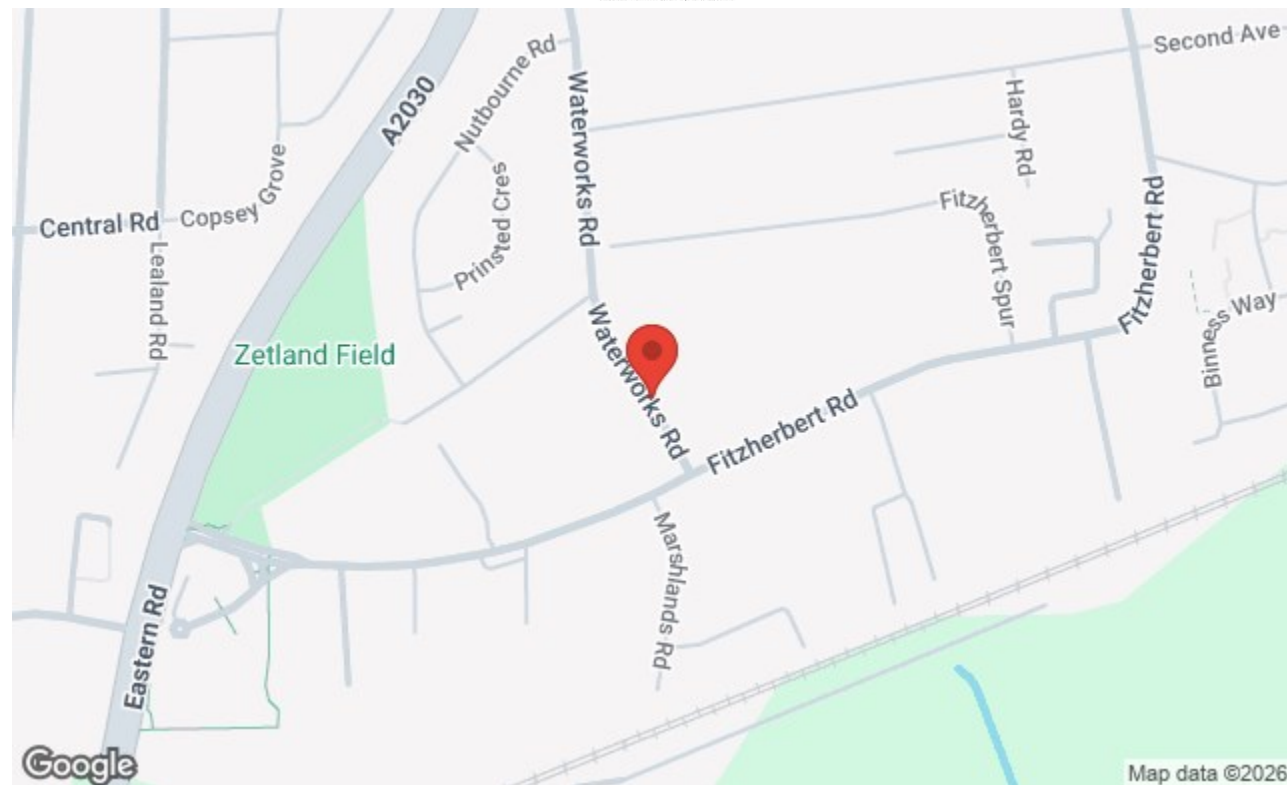


1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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FOR SALE

Asking Price £340,000

Waterworks Road, Portsmouth PO6 1NH

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ MID-TERRACE HOUSE
- ❖ THREE BEDROOM
- ❖ OFF ROAD PARKING
- ❖ MODERN FITTED KITCHEN
- ❖ 16FT CONSERVATORY
- ❖ SOUGHT AFTER LOCATION
- ❖ GOOD SCHOOL CATCHMENT
- ❖ NO FORWARD CHAIN
- ❖ EPC - D
- ❖ EAST FACING REAR GARDEN

Nestled on the charming Waterworks Road in Portsmouth, this delightful terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 934 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned three bedrooms provide ample space for family living or accommodating visitors.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this property is the generous parking space, accommodating up to three

vehicles, a rare find in this bustling area.

With its prime location, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to create a warm and welcoming home in a vibrant community. Don't miss the chance to make this charming house your own.

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



Call today to arrange a viewing
02392 728 091
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PROPERTY INFORMATION

- PORCH**
- HALLWAY**
- LOUNGE / DINER**
14'1" x 22'2" (4.30 x 6.78)
- KITCHEN**
8'1" x 9'10" (2.47 x 3.01)
- CONSERVATORY**
16'11" x 7'1" (5.16 x 2.16)
- BEDROOM**
11'1" x 12'5" (3.40 x 3.81)
- BEDROOM**
11'1" x 9'10" (3.38 x 3.01)
- BATHROOM**
7'10" x 5'1" (2.39 x 1.56)
- BEDROOM**
8'2" x 6'9" (2.51 x 2.08)

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.

FREE/LEASE
Freehold

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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	75
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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