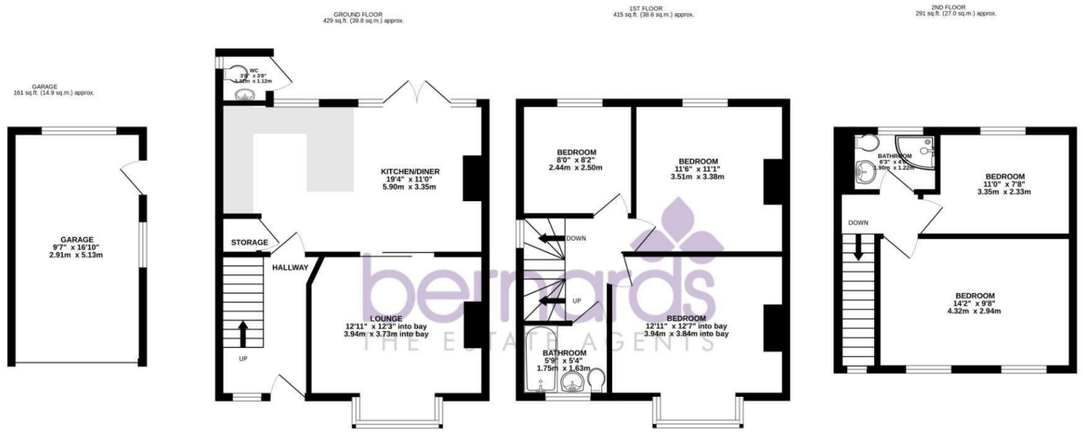

TOTAL FLOOR AREA : 1295 sq.ft. (120.3 sq.m.) approx.

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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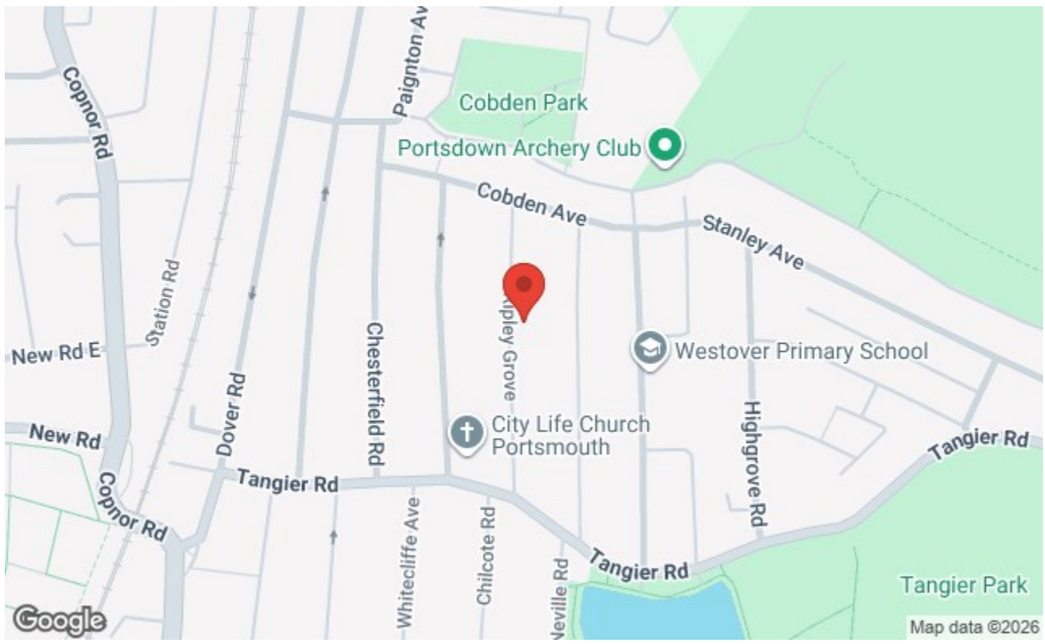

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Guide Price £450,000

Ripley Grove, Portsmouth PO3 6NJ

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THE ESTATE AGENTS

5 2 1

HIGHLIGHTS

- SEMI DETACHED FAMILY HOME
- FIVE GENEROUS BEDROOMS
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- LOUNGE WITH BAY WINDOW
- LOW MAINTENANCE GARDEN
- TWO BATHROOMS
- DOWNSTAIRS WC
- EXTENSIVELY REFURBISHED
- SOUGHT AFTER FAMILY AREA

This beautifully refurbished five-bedroom house is ideally positioned in the popular area of Baffins, Portsmouth, offering an impressive amount of space, modern living and excellent versatility throughout. Finished to a high standard, this wonderful family home is ready to move straight into, offering a stylish yet practical layout perfectly suited to modern family life.

At the heart of the home is the stunning kitchen/diner, creating a sociable space for cooking, dining and entertaining. The kitchen flows seamlessly through to the generous lounge, providing a bright and welcoming living area that is perfect for relaxing with the family or hosting friends. A useful downstairs WC completes the ground floor.

The first floor offers three well-proportioned bedrooms, along with a modern family bathroom. The converted loft provides a further two bedrooms and an additional shower room, offering excellent flexibility for a growing family, teenagers, guests or those looking for dedicated home working space.

Outside, the property continues to impress with a low-maintenance rear garden, providing a private and easy-to-manage space to enjoy during the warmer months. The garage and shared driveway provide valuable off-road parking, along with useful additional storage.

With its generous five-bedroom layout, beautifully presented accommodation and extensive refurbishment, this is a superb opportunity for buyers looking for a spacious and stylish family home in a popular Portsmouth location. Ready to move straight into, this is a home that offers plenty of space to grow into and enjoy for years to come.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
12'11" x 12'2" (3.94 x 3.73)

KITCHEN/DINER
19'4" x 10'11" (5.90 x 3.35)

WC
4'3" x 3'8" (1.32 x 1.12)

GARAGE
9'6" x 16'9" (2.91 x 5.13)

BEDROOM ONE
12'11" x 12'7" (3.94 x 3.84)

BEDROOM TWO
11'6" x 11'1" (3.51 x 3.38)

BEDROOM FIVE
8'0" x 8'2" (2.44 x 2.50)

BATHROOM
5'8" x 5'4" (1.75 x 1.63)

BEDROOM THREE
14'2" x 9'7" (4.32 x 2.94)

BEDROOM FOUR
10'11" x 7'7" (3.35 x 2.33)

SHOWER ROOM
6'2" x 4'0" (1.90 x 1.22)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

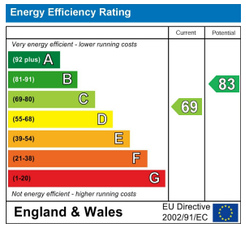
BAND : C - £1,938.59

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.

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.

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.

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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