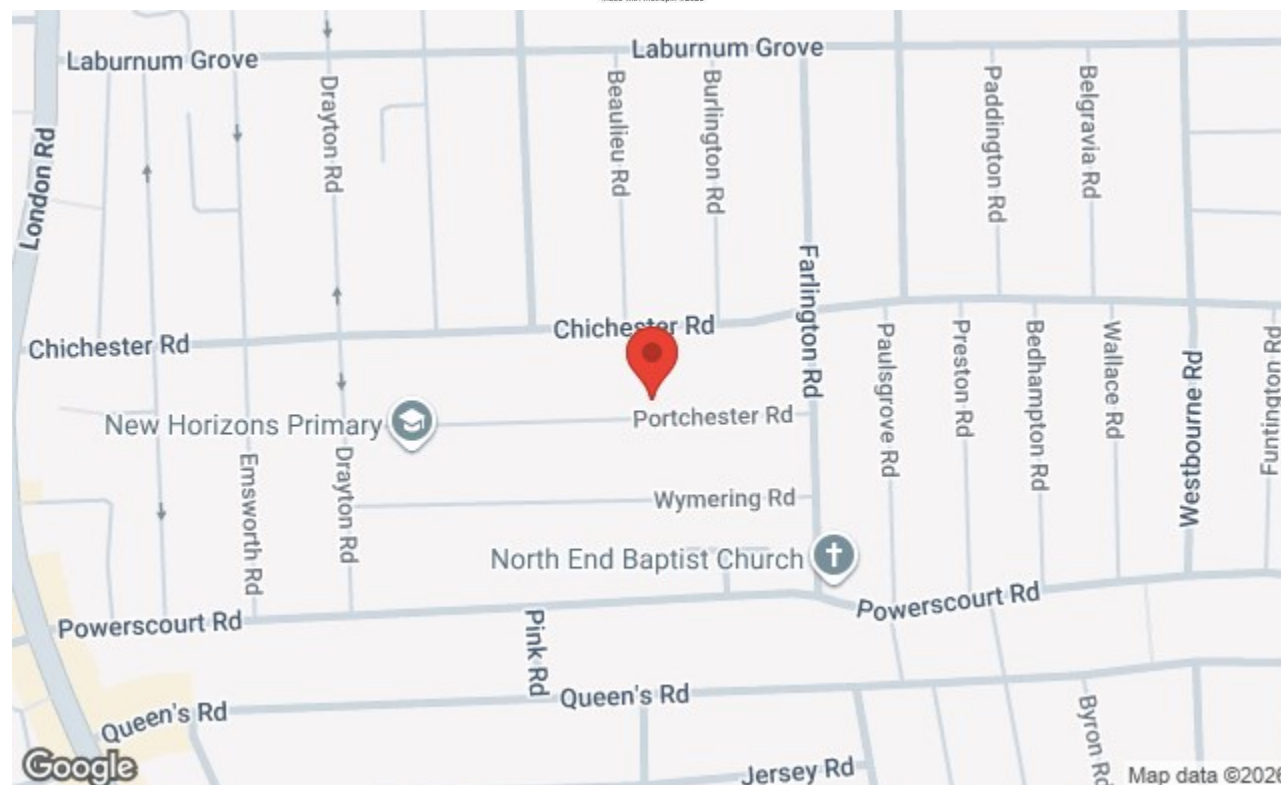




TOTAL FLOOR AREA: 873 sq.ft. (81.1 sq.m.) approx.

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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HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN/DINER
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CLOSE TO PUBLIC TRANSPORT LINKS
- ❖ NEW CARPETS
- CALL NOW TO VIEW

Nestled on the desirable Portchester Road in Portsmouth, this charming house offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a spacious lounge that flows seamlessly into a contemporary open kitchen and dining area, ideal for both entertaining guests and enjoying family meals. The kitchen boasts modern fittings, making it a delightful space for culinary enthusiasts.

As you move through the property, you will find a well-appointed bathroom conveniently located before leading you to the garden. The garden is a lovely outdoor space, laid to lawn and complete with a shed providing extra storage.

Upstairs, the property features three generously sized double bedrooms, each offering ample space and natural light, perfect for creating a restful retreat. The house has been recently enhanced with new carpets throughout and has been freshly repainted, ensuring a clean and inviting atmosphere for its new occupants.

This property is an excellent opportunity for families or professionals seeking a comfortable home in a vibrant area. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this delightful house your new home.

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PROPERTY INFORMATION

LOUNGE
13'1" x 12'8" (4.00 x 3.87)

DINING ROOM
13'1" x 10'9" (4.00 x 3.30)

KITCHEN
8'2" x 8'2" (2.51 x 2.51)

BATHROOM
8'11" x 4'9" (2.74 x 1.45)

BEDROOM ONE
13'1" x 11'5" (4.00 x 3.48)

BEDROOM TWO
14'4" x 10'5" (4.37 x 3.19)

BEDROOM THREE
11'0" x 8'3" (3.36 x 2.54)

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.

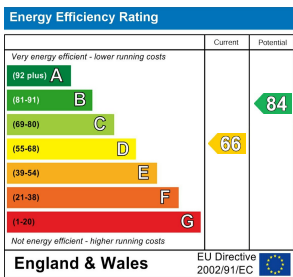
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If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

PORTSMOUTH COUNCIL TAX
The local authority is

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