

Offers In Excess Of £240,000

Meyrick Road, Portsmouth PO2 8JW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ STYLISH FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ PERMIT PARKING
- ❖ GREAT ACCESS ONTO M275
- ❖ NEXT TO STAMSHAW PARK
- ❖ IDEAL FIRST HOME
- ❖ IDEAL INVESTMENT

Located in Meyrick Road, this lovely terraced house presents an excellent opportunity for first-time buyers seeking a comfortable and modern home. The property boasts three generously sized double bedrooms, providing ample space for relaxation and rest.

As you enter, you are welcomed into a bright and airy open-plan lounge diner, perfect for both entertaining guests and enjoying family time. The newly fitted kitchen is a highlight of the home, offering contemporary fixtures and ample storage. The newly renovated bathroom complements the home beautifully, ensuring a fresh and inviting atmosphere throughout.

One of the standout features of this property is

the low maintenance south-facing garden, which invites plenty of natural light and offers a lovely outdoor space for gardening, relaxation, or summer barbecues.

This home is not only well-appointed but also conveniently located, making it an ideal choice for those looking to settle in a vibrant community. With its modern amenities and inviting layout, this terraced house on Meyrick Road is a wonderful opportunity for anyone looking to make their first step onto the property ladder.

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





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PROPERTY INFORMATION

LOUNGE/DINER
12'2" x 24'0" (3.73 x 7.33)

KITCHEN
7'4" x 13'3" (2.24 x 4.04)

BATHROOM
7'8" x 6'4" (2.36 x 1.94)

BEDROOM ONE
12'2" x 10'5" (3.73 x 3.18)

BEDROOM TWO
9'1" x 10'3" (2.79 x 3.14)

BEDROOM THREE
7'4" x 12'9" (2.24 x 3.89)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

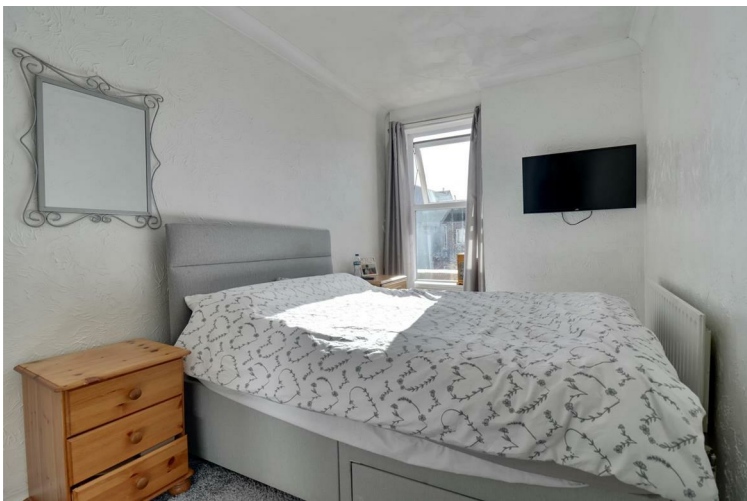
Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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

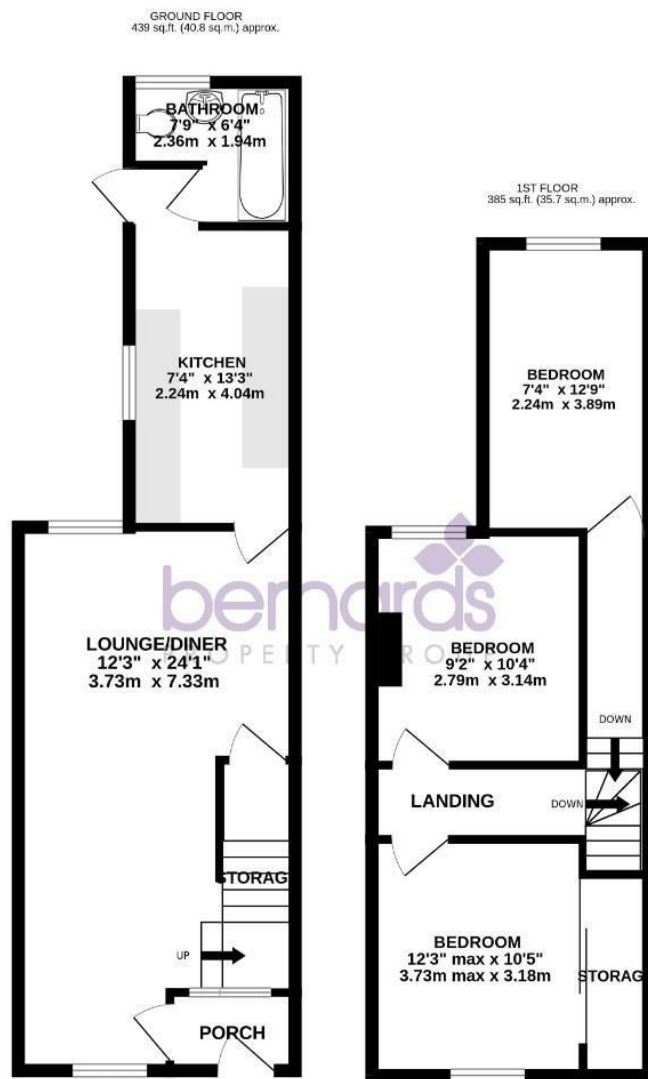
"conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		85
(81-91) B		
(69-80) C	73	
(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		

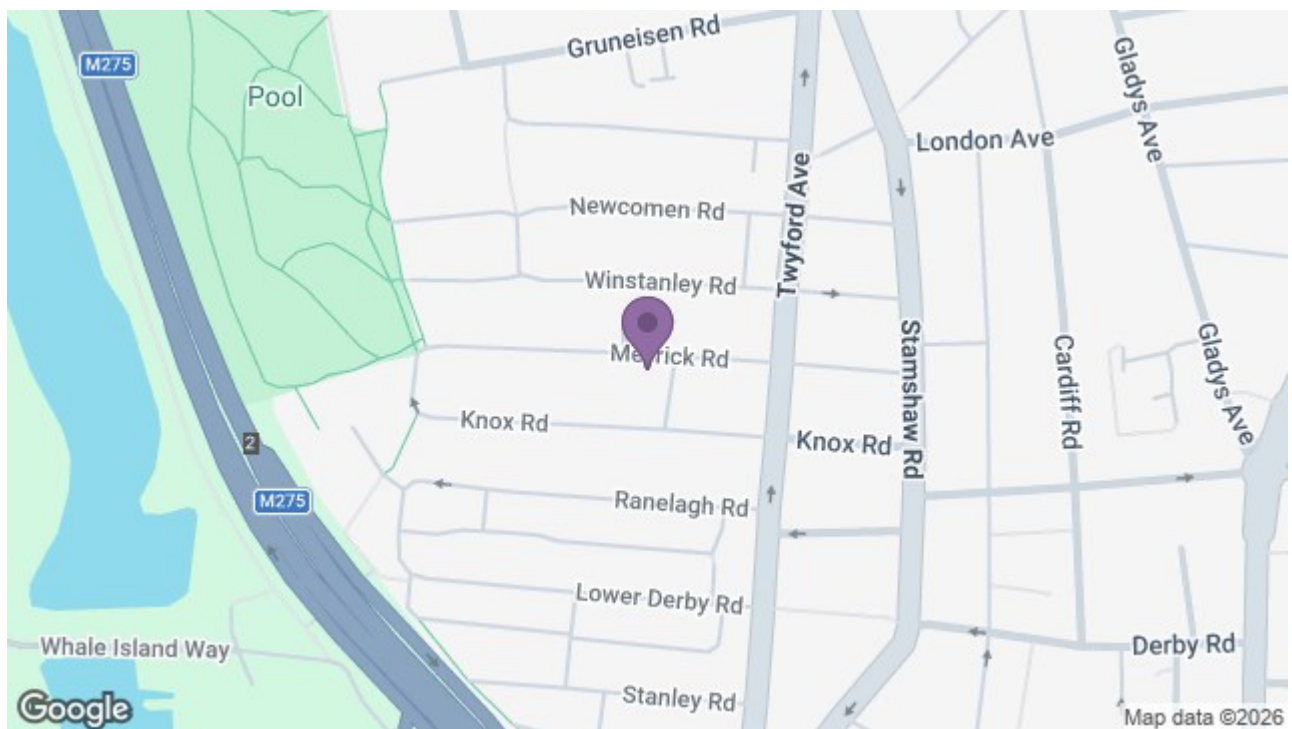




TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

