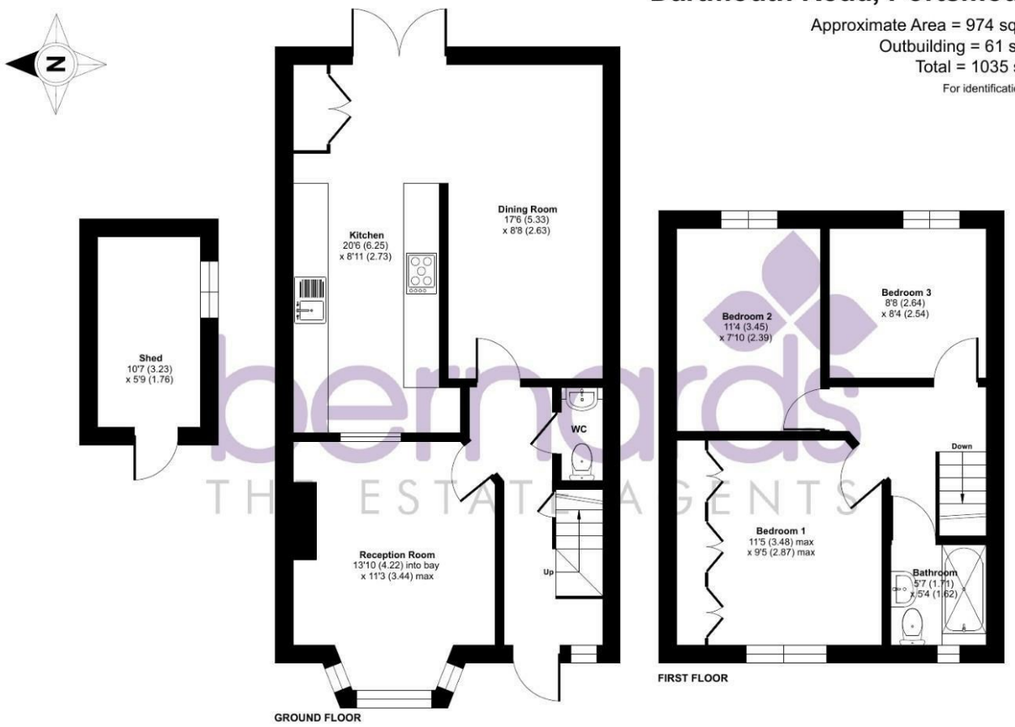
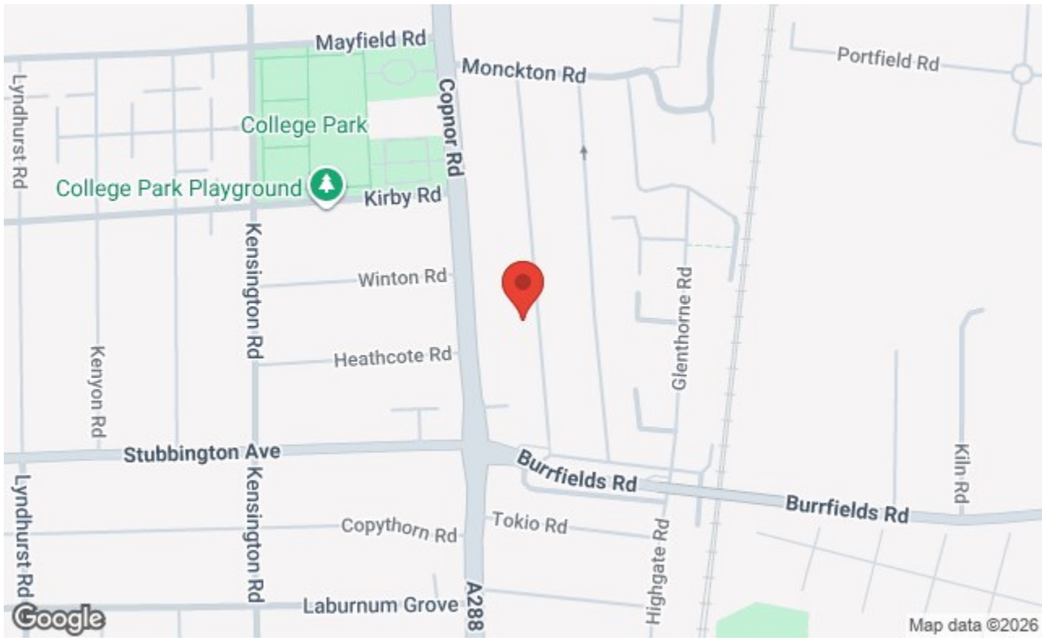
# Dartmouth Road, Portsmouth, PO3

Approximate Area = 974 sq ft / 90.4 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 1035 sq ft / 96 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: 1469634




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t: 02392 728090

FOR SALE

## Offers In Excess Of £270,000

Dartmouth Road, Portsmouth PO3 5DT




3 1 1

## HIGHLIGHTS

- BAY & FORECOURT
- THREE BEDROOMS
- EXTENDED TO REAR
- OPEN PLAN LIVING
- SEPARATE LOUNGE
- UPSTAIRS BATHROOM
- DOWNSTAIRS TOILET
- WEST FACING GARDEN
- WELL PRESENTED
- COPNOR LOCATION

** BEAUTIFUL OPEN PLAN EXTENSION TO THE REAR WITH SUNNY WEST FACING GARDEN **

Welcome to this well presented home in Dartmouth Road. As you enter, you are welcomed by a cosy front aspect lounge. The heart of the home is undoubtedly the extended open plan kitchen and dining area, which provides a spacious and inviting atmosphere for family meals and gatherings.

This property boasts three well-proportioned bedrooms, ensuring ample space for family or guests. The upstairs bathroom is conveniently complemented by an additional downstairs toilet, enhancing the practicality of the home.

One of the standout features of this property is the west-facing garden, which invites plenty of natural light and offers a lovely outdoor space for enjoying the afternoon sun. Whether you envision hosting summer barbecues or simply unwinding in your own private retreat, this garden is sure to impress.

In summary, this house on Dartmouth Road presents an excellent opportunity for those seeking a comfortable family home in a desirable location. With its inviting living spaces and outdoor charm, it is a property that truly deserves your attention.

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

# PROPERTY INFORMATION

**LOUNGE**
13'10" x 11'3" (4.22 x 3.44)

**DINING ROOM**
17'5" x 8'7" (5.33 x 2.63)

**KITCHEN**
20'6" x 8'11" (6.25 x 2.73)

**BEDROOM ONE**
11'5" x 9'4" (3.48 x 2.87)

**BEDROOM TWO**
11'3" x 7'10" (3.45 x 2.39)

**BEDROOM THREE**
8'7" x 8'3" (2.64 x 2.54)

**BATHROOM**
5'7" x 5'3" (1.71 x 1.62)

**SHED**
10'7" x 5'9" (3.23 x 1.76)

**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.

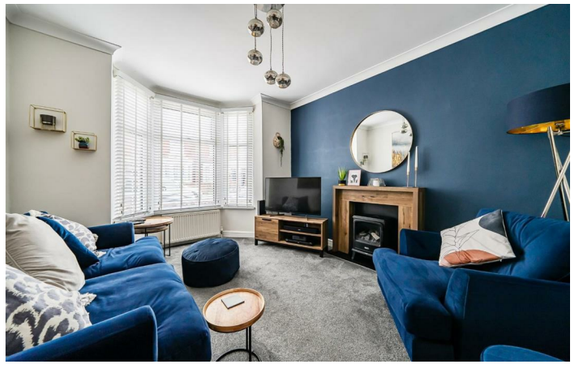
**CONVEYANCING**
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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





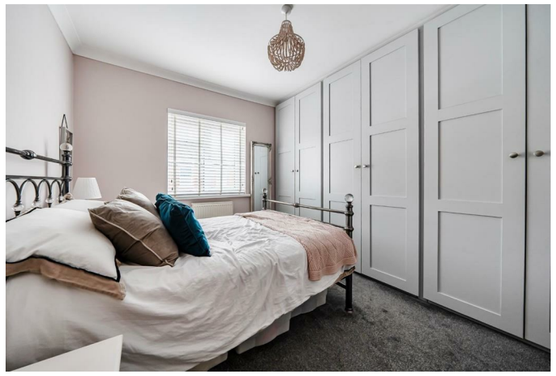




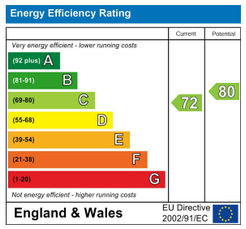













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