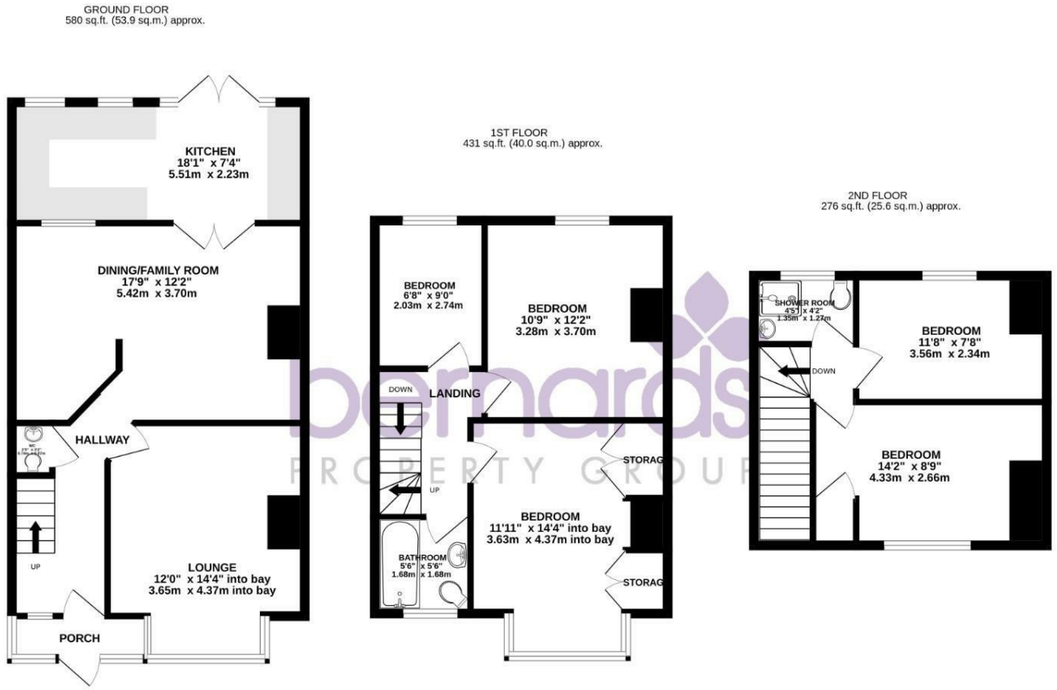

TOTAL FLOOR AREA : 1286 sq.ft. (119.5 sq.m.) approx.

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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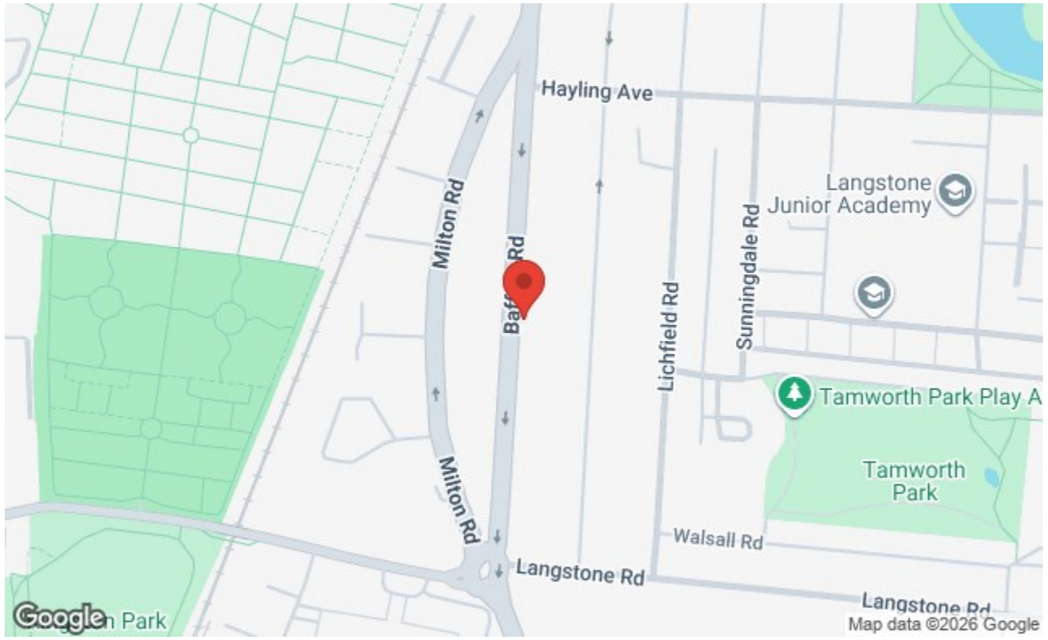

FOR SALE

Offers In Excess Of £325,000

Baffins Road, Portsmouth PO3 6BG

bernards THE ESTATE AGENTS

5 2 2

HIGHLIGHTS

- LARGE FAMILY HOME
- GREAT LOCATION
- OFFERED WITH NO ONWARD CHAIN
- FIVE BEDROOMS
- DOWNSTAIRS WC
- SPACIOUS DINING/FAMILY ROOM
- REAR KITCHEN WITH ACCESS TO PRIVATE ENCLOSED GARDEN
- UPSTAIRS BATHROOM AND FURTHER SHOWER ROOM ON SECOND FLOOR
- ON STREET PARKING
- STORAGE THROUGHOUT

** Guide Price £330,000 - £340,000 **

Nestled on the desirable Baffins Road in Portsmouth, this impressive semi-detached house offers a wonderful opportunity for families seeking a spacious and comfortable home. With no onward chain, this property is ready for you to move in and make it your own.

Boasting five generously sized bedrooms, this residence provides ample space for family living or hosting guests. The layout includes two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The convenience of a downstairs toilet, along with two additional bathrooms, ensures that morning routines and family life can flow smoothly.

The property is spacious throughout, allowing for a variety of furniture arrangements and personal touches. Its great location means you will be well-connected to local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

This home presents a fantastic opportunity to enjoy comfortable living in a sought-after area of Portsmouth. Don't miss your chance to view this remarkable property and envision the possibilities it holds for you and your family.

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

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

PROPERTY INFORMATION

ENTRANCE PORCH

HALLWAY

W/C

LOUNGE
11'11" x 14'4" (3.65 x 4.37)

DINING/FAMILY ROOM
17'9" x 12'1" (5.42 x 3.70)

KITCHEN
18'0" x 7'3" (5.51 x 2.23)

FIRST FLOOR LANDING

BEDROOM ONE
11'10" x 14'4" (3.63 x 4.37)

BEDROOM TWO
10'9" x 12'1" (3.28 x 3.70)

BEDROOM THREE
6'7" x 8'11" (2.03 x 2.74)

BATHROOM
5'6" x 5'6" (1.68 x 1.68)

SECOND FLOOR

BEDROOM FOUR
11'8" x 7'8" (3.56 x 2.34)

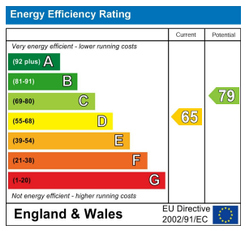
BEDROOM FIVE
14'2" x 8'8" (4.33 x 2.66)

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

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.

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.
Band C
Portsmouth City Council: £1,615.66
Police and Crime Commissioner: £244.85
Hampshire & Isle of Wight Fire & Rescue: £78.08
Total Council Tax charge: £1,938.59



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