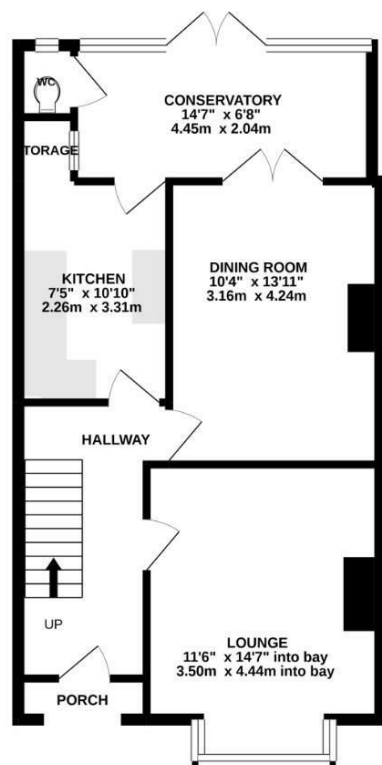


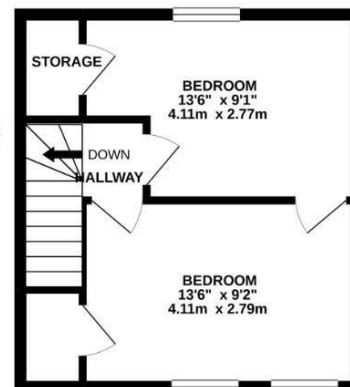
GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.

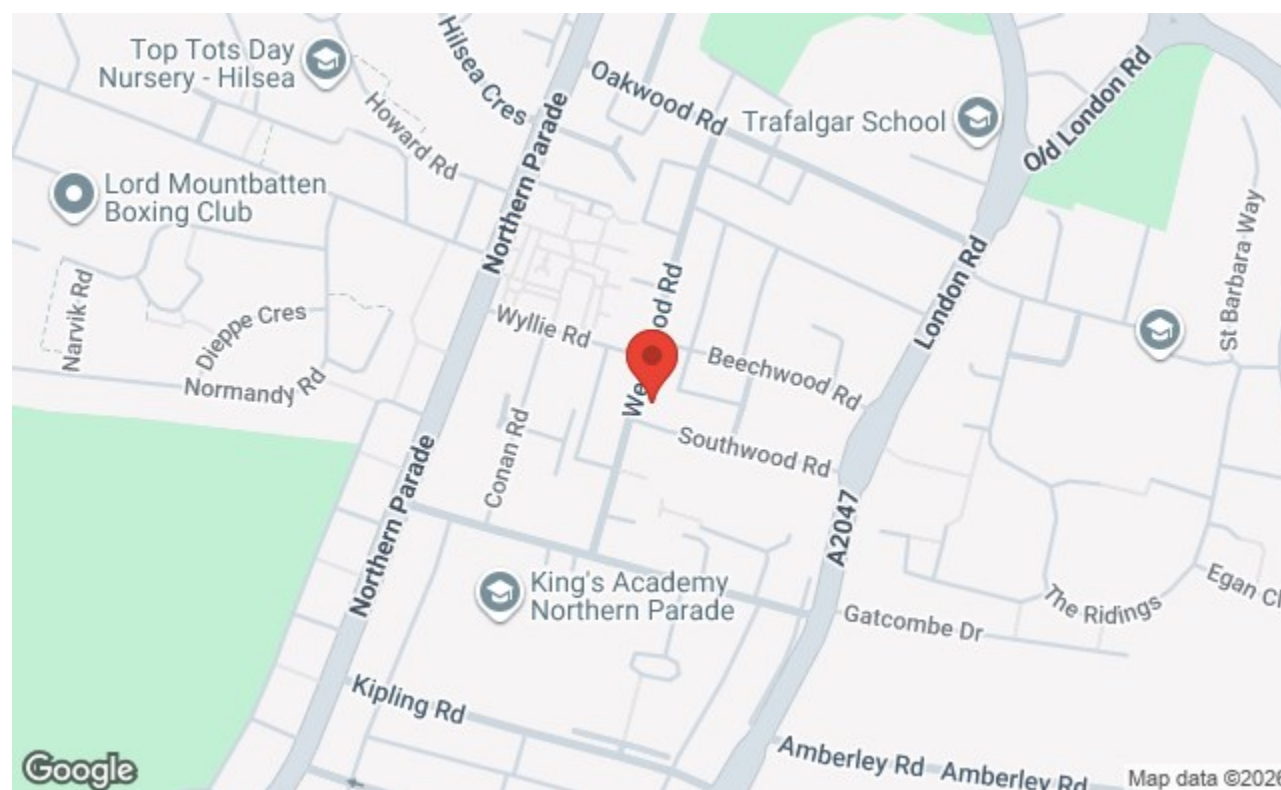


2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.7 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

Offers Over £315,000

Westwood Road, Portsmouth PO2 9QH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- WOOD ESTATE LOCATION
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- SPACIOUS CONSERVATORY
- DOUBLE BAY AND FORECOURT
- LOFT CONVERSION
- IDEAL FOR LARGE FAMILIES
- NO ONWARD CHAIN
- A MUST VIEW

We are delighted to introduce to the market, this substantial and well presented five bedroom mid-terrace property on Westwood Road, on the highly sought after Wood Estate

This wonderful property offers a new owner ample space for a family.

Internally, the ground floor offers two large reception rooms, in the form of a front aspect lounge and a rear dining room, which includes double doors into the conservatory. Completing the ground floor, is the kitchen, which offers ample work surface space and is finished to a good standard.

The rear garden is a good size is fully laid to a patio, making it very low maintenance

Moving to the first floor, you have two double bedrooms and a single along with the modern three piece master bathroom

Moving to the second floor, the tastefully converted loft provides another two double bedrooms.

This wonderful property would make an excellent family home, with its deceptive size and fantastic finish, we strongly recommend booking an early viewing to avoid disappointment

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



PROPERTY INFORMATION

LOUNGE
11'6" x 14'7" into bay
(3.51m x 4.45m into bay)

DINING ROOM
13'11" x 10'4" (4.24m x 3.15m)

KITCHEN
7'5" x 10'10" (2.26m x 3.30m')

CONSERVATORY
14'7" x 6'8" (4.45m x 2.03m)

W.C
2'7" x 3'6" (0.79m x 1.07m)

FIRST FLOOR

BEDROOM ONE
14' x 11'11" (4.27m x 3.63m)

BEDROOM TWO
10'11" x 14'11" into bay
(3.33m x 4.55m into bay)

BEDROOM THREE
7' x 8' (2.13m x 2.44m)

BATHROOM
5'10" x 6'10" (1.78m x 2.08m)

SECOND FLOOR

BEDROOM FOUR
13'6" x 9'1 (4.11m x 2.77m)

BEDROOM FIVE
13'6" x 9'2" (4.11m x 2.79m)

ANTI-MONEY LAUNDERING (AML)
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

COUNCIL TAX BAND C

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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