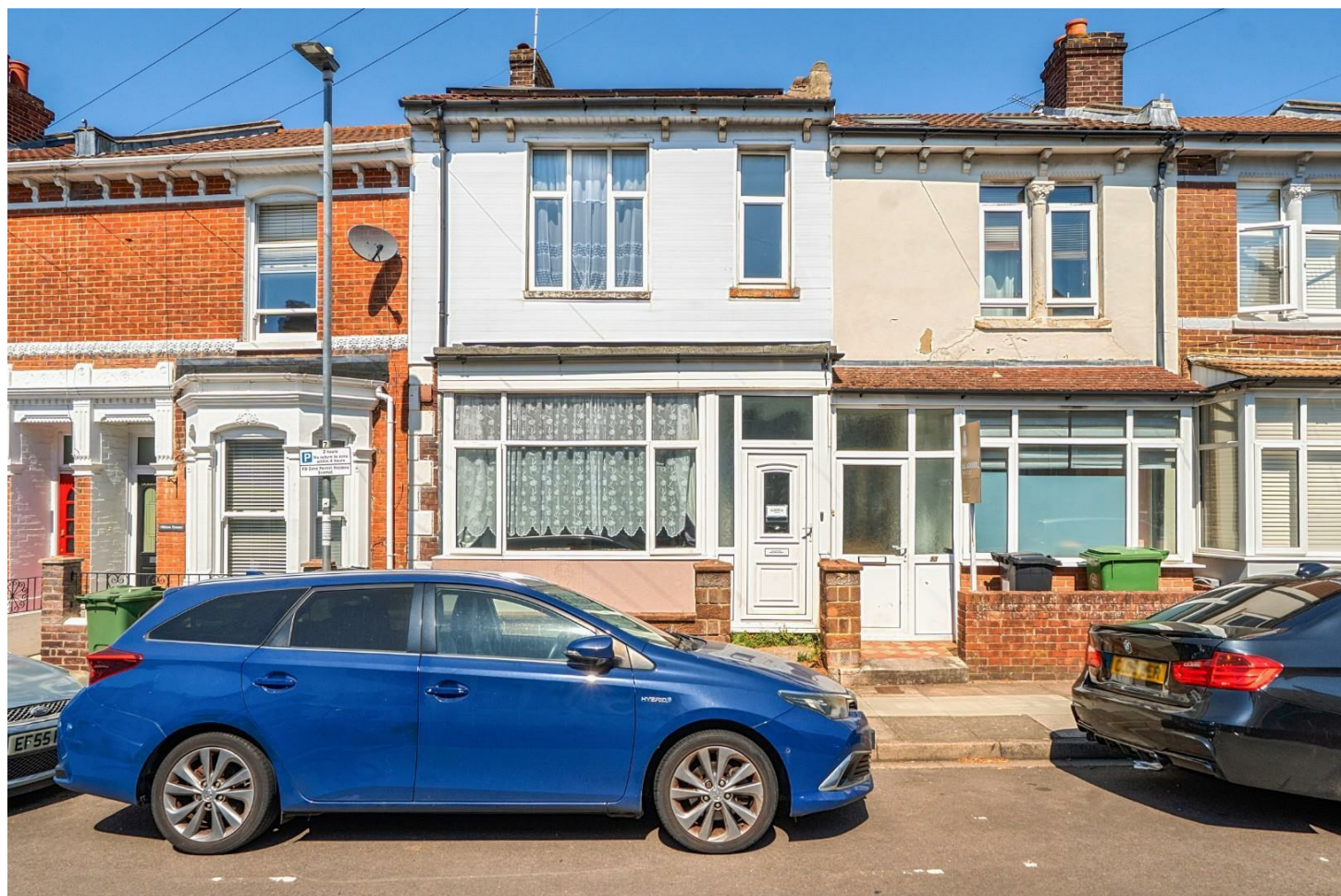


Guide Price £270,000

Pitcroft Road, Portsmouth PO2 8BB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LARGE TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ OVER 1400 SQ FT
- ❖ THREE RECEPTION ROOMS
- ❖ SPACIOUS KITCHEN
- ❖ TWO BATHROOMS
- ❖ GARDEN WITH REAR ACCESS
- ❖ PERFECT FOR FAMILIES
- ❖ INVESTMENT OPPORTUNITY
- ❖ PERMIT PARKING AVAILABLE

Situated on Pitcroft Road in Portsmouth, this generously proportioned terraced house offers approximately 1,400 sq ft of versatile living accommodation, making it an excellent choice for families and investors alike.

The property features three well-proportioned bedrooms, complemented by three generous reception rooms, providing excellent flexibility for family living, entertaining, working from home or creating additional living space. The bright and welcoming reception areas create a comfortable atmosphere throughout the property.

At the rear, the large kitchen provides plenty of space for everyday family life, cooking and

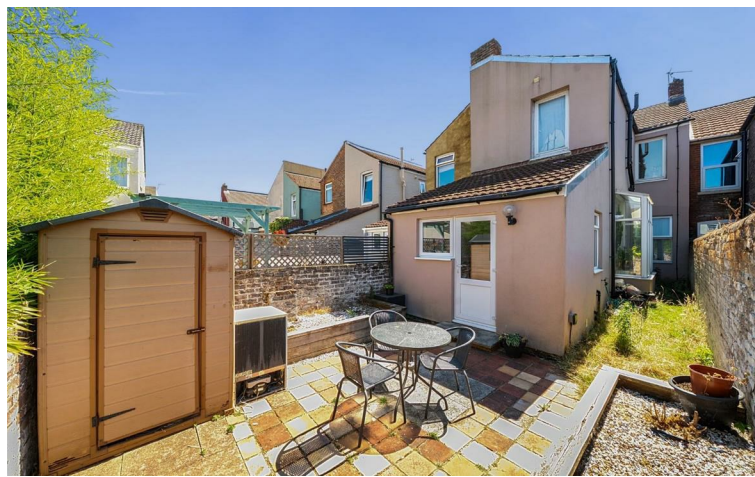
entertaining. The property also benefits from two bathrooms, offering added convenience for busy households.

For families, the spacious and adaptable layout provides plenty of room to grow, while investors will appreciate the property's generous floor area, bedroom accommodation and flexible living space, which could offer strong rental appeal, subject to the relevant requirements.

With its combination of generous accommodation, flexible living space and convenient Portsmouth location, this property represents an attractive opportunity for both owner-occupiers and investors.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

**RECEPTION ROOM 1**  
11'8" x 11'6" (3.56 x 3.51)

**RECEPTION ROOM 2**  
14'1" x 12'6" (4.30 x 3.83)

**RECEPTION ROOM 3**  
11'6" x 11'5" (3.51 x 3.49)

**KITCHEN**  
11'9" x 9'11" (3.59 x 3.03)

**BATHROOM**  
7'10" x 5'7" (2.41 x 1.72)

**BEDROOM 1**  
14'9" x 12'7" (4.52 x 3.86)

**BEDROOM TWO**  
12'7" x 11'5" (3.85 x 3.50)

**BEDROOM 3**  
9'11" x 8'2" (3.03 x 2.50)

**SHOWER ROOM**  
6'10" x 4'7" (2.10 x 1.42)

**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                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 73                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



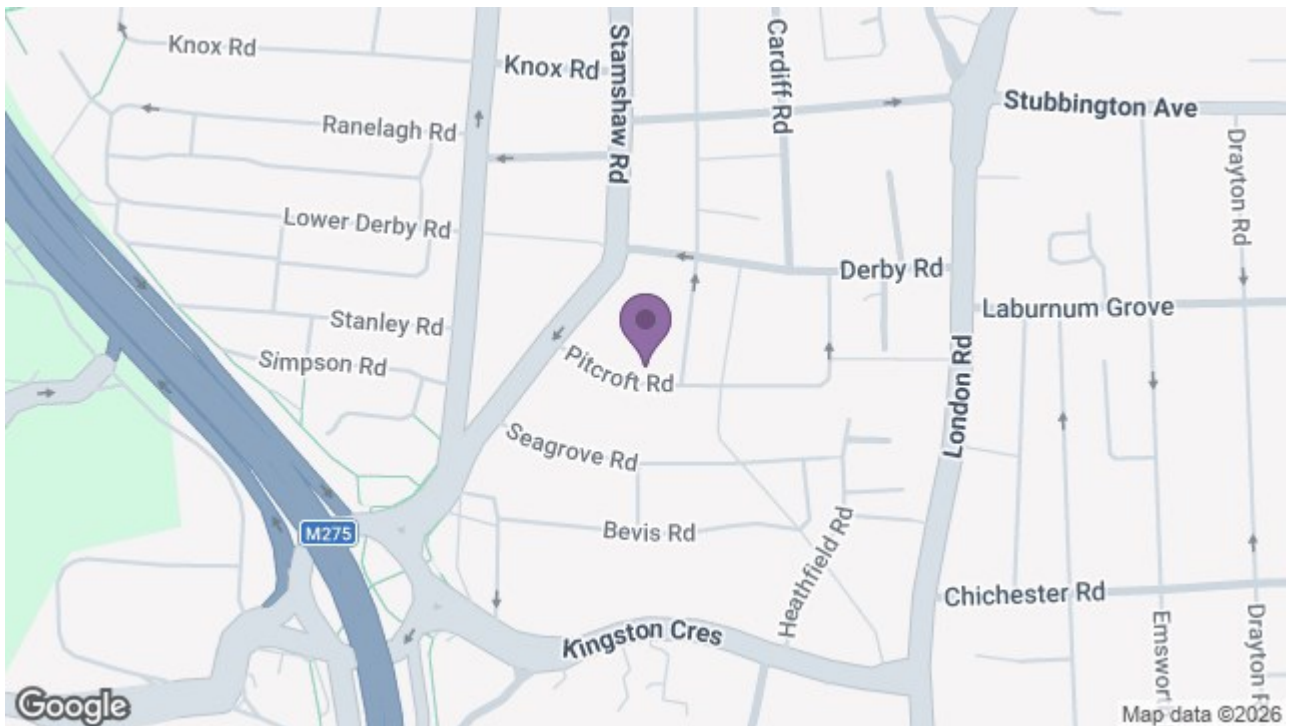
# Pitcroft Road, Portsmouth, PO2

Approximate Area = 1404 sq ft / 130.4 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). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1501273



129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

