

Guide Price £245,000

Pitcroft Road, Portsmouth PO2 8BB



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ GARDEN WITH REAR ACCESS
- ❖ FITTED KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ PERMIT PARKING
- ❖ NEARBY LOCAL AMENITIES
- ❖ NEARBY TRANSPORT LINKS

Situated in Pitcroft Road, this bright and airy terraced house offers a perfect blend of comfort and convenience. With three double bedrooms, this property is ideal for families or those seeking extra space. The upstairs bathroom provides a private retreat, while the additional downstairs toilet adds practicality for busy households.

The heart of the home is the fitted kitchen, which is well-equipped for all your culinary needs. Adjacent to the kitchen, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the house promotes a warm and welcoming atmosphere, making it easy to feel at home.

Step outside to discover a lovely garden, complete with rear access, providing a wonderful outdoor space for relaxation or play. This feature is particularly appealing for those who enjoy gardening or simply wish to bask in the fresh air.

Located in a vibrant area of Portsmouth, this property is well-positioned for local amenities, schools, and transport links, ensuring that everything you need is within easy reach. This terraced house on Pitcroft Road is a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming property your own.

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





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PROPERTY INFORMATION

LIVING ROOM

14'2" x 9'10" (4.34 x 3)

KITCHEN

12'2" x 7'8" (3.71 x 2.34)

DINING ROOM

14'4" x 8'7" (4.37 x 2.63)

CONSERVATORY

9'0" x 8'11" (2.75 x 2.72)

BEDROOM ONE

13'2" x 11'11" (4.02 x 3.64)

BEDROOM TWO

11'11" x 7'9" (3.64 x 2.38)

BEDROOM THREE

10'3" x 8'7" (3.14 x 2.62)

SHOWER ROOM

5'9" x 4'7" (1.77 x 1.40)

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.

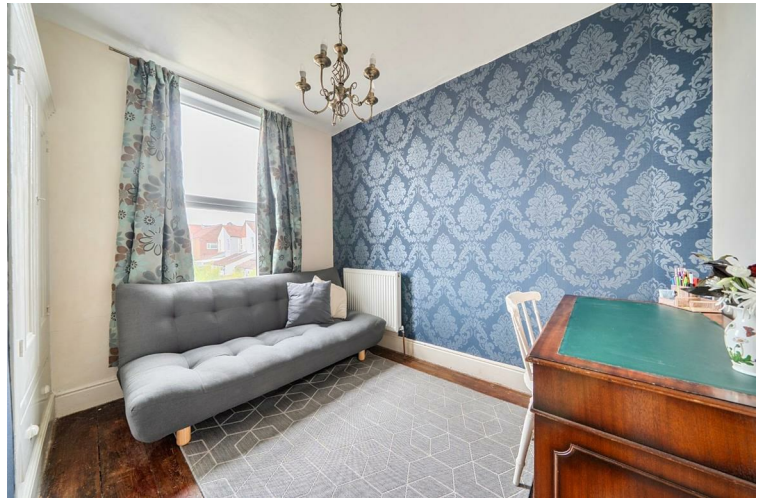
Conveyancing

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		86
(81-91)	B		
(69-80)	C	72	
(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	



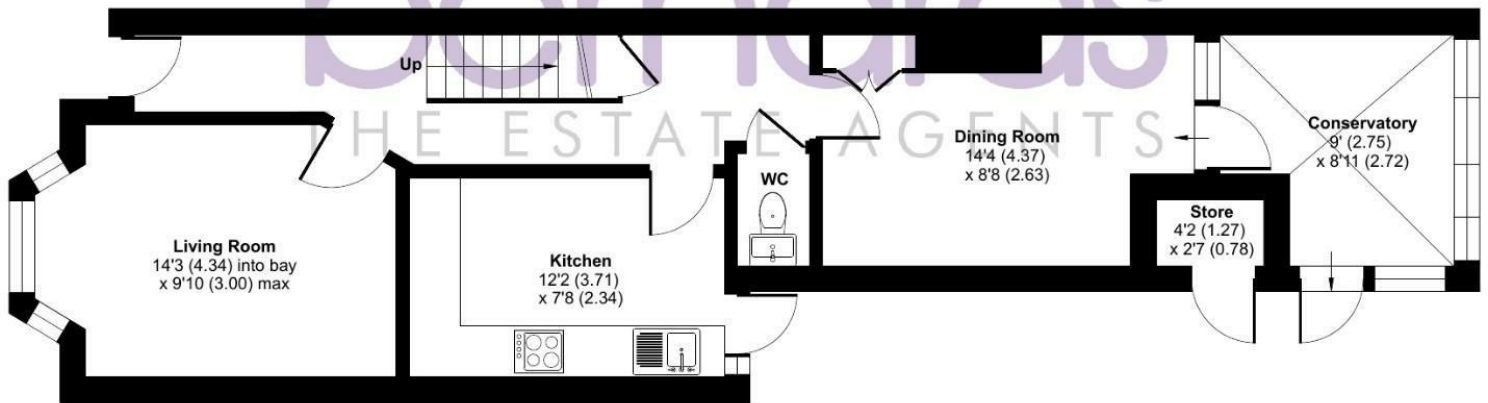
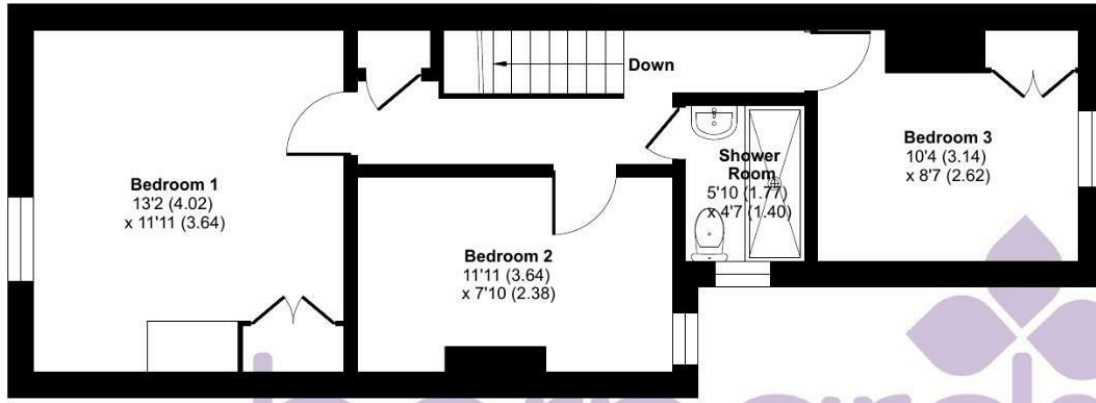
Pitcroft Road, Portsmouth, PO2

Approximate Area = 1023 sq ft / 95 sq m

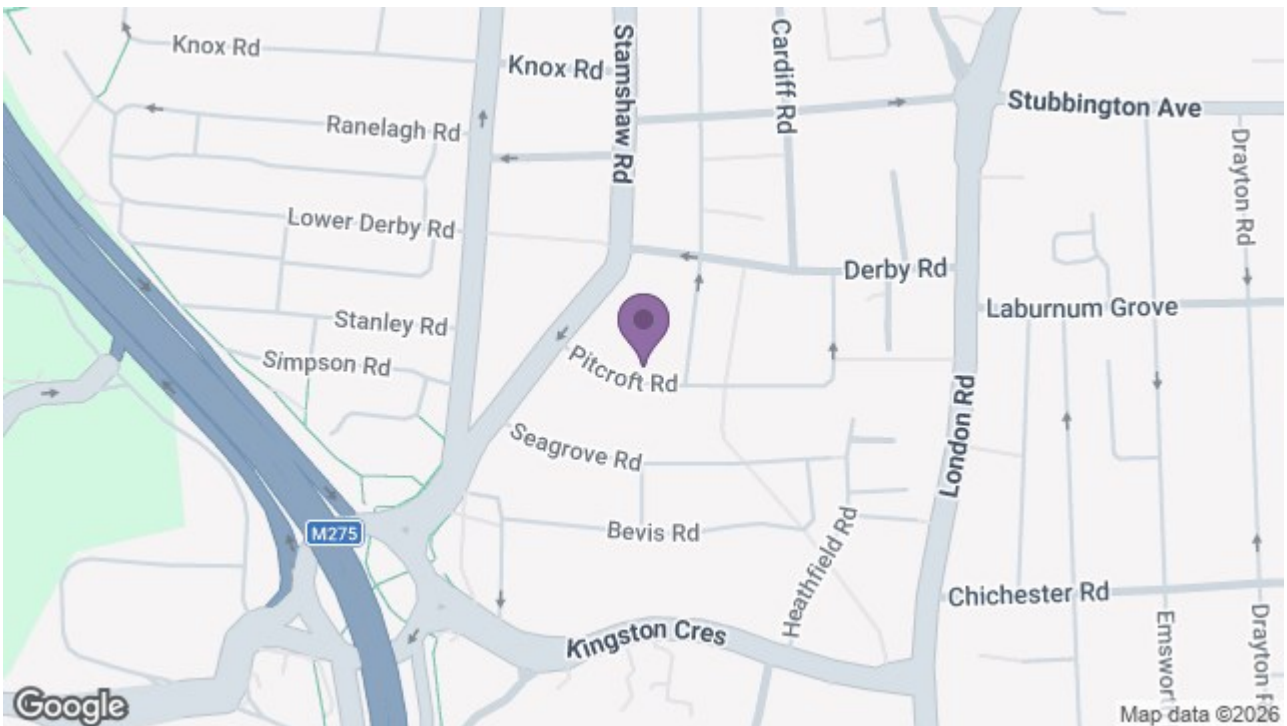
Outbuilding = 10 sq ft / 0.9 sq m

Total = 1033 sq ft / 95.9 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1468864



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