

Price £250,000

Stanley Road, Portsmouth PO2 8EN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ TWO BEDROOM TERRACED HOUSE
- ◆ OPEN PLAN KITCHEN/LIVING ROOM
- ◆ FURTHER RECEPTION ROOM
- ◆ DOWNSTAIRS FAMILY BATHROOM
- ◆ GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- ◆ REAR ENCLOSED GARDEN WITH OUTBUILDING AND REAR ACCESS
- ◆ MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- ◆ LOCATED CLOSE TO PUBLIC TRANSPORT AND MOTORWAY LINKS
- ◆ CLOSE TO PUBLIC SCHOOLS
- ◆ CALL TODAY FOR MORE INFORMATION

Presenting Stanley Road in Portsmouth, this delightful terraced house presents an excellent opportunity for both first time buyers and those seeking a comfortable family home. The property boasts two well proportioned reception rooms, including a lovely space with a bay window that invites natural light.

The ground floor features a convenient family bathroom, alongside a modern kitchen and a living room that seamlessly blend functionality and comfort. Upstairs, you will find two inviting bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring privacy and convenience.

One of the standout features of this property is

the low-maintenance rear garden, which includes an outbuilding that can be utilised as a studio or bar, perfect for entertaining guests or enjoying quiet evenings outdoors.

Situated in a highly convenient area, this home is close to public transport links and reputable schools, making it an ideal choice for families and commuters alike. With its blend of character, practicality, and location, this terraced house on Stanley Road is a must-see for anyone looking to settle in Portsmouth.

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





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PROPERTY INFORMATION

ENTRANCE HALL

RECEPTION

9'8" x 14'6" (2.96 x 4.44)

RECEPTION TWO

12'11" x 11'1" (3.95 x 3.39)

KITCHEN

8'0" x 10'5" (2.44 x 3.18)

UTILITY

6'11" x 3'10" (2.13 x 1.19)

BATHROOM

7'6" x 6'8" (2.29 x 2.04)

FIRST FLOOR LANDING

BEDROOM ONE

12'11" x 11'11" (3.95 x 3.65)

BEDROOM TWO

12'11" x 10'11" (3.95 x 3.35)

OUTBUILDING

10'11" x 17'3" (3.33 x 5.27)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B

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

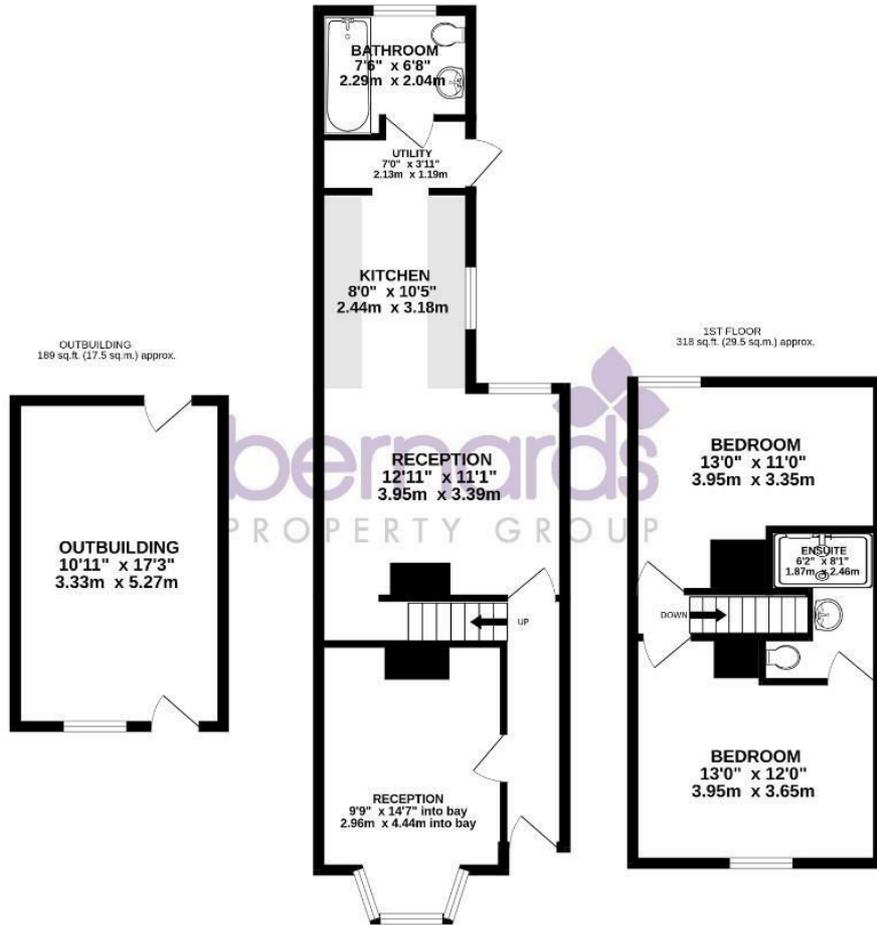
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 71 | |
| (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 | |



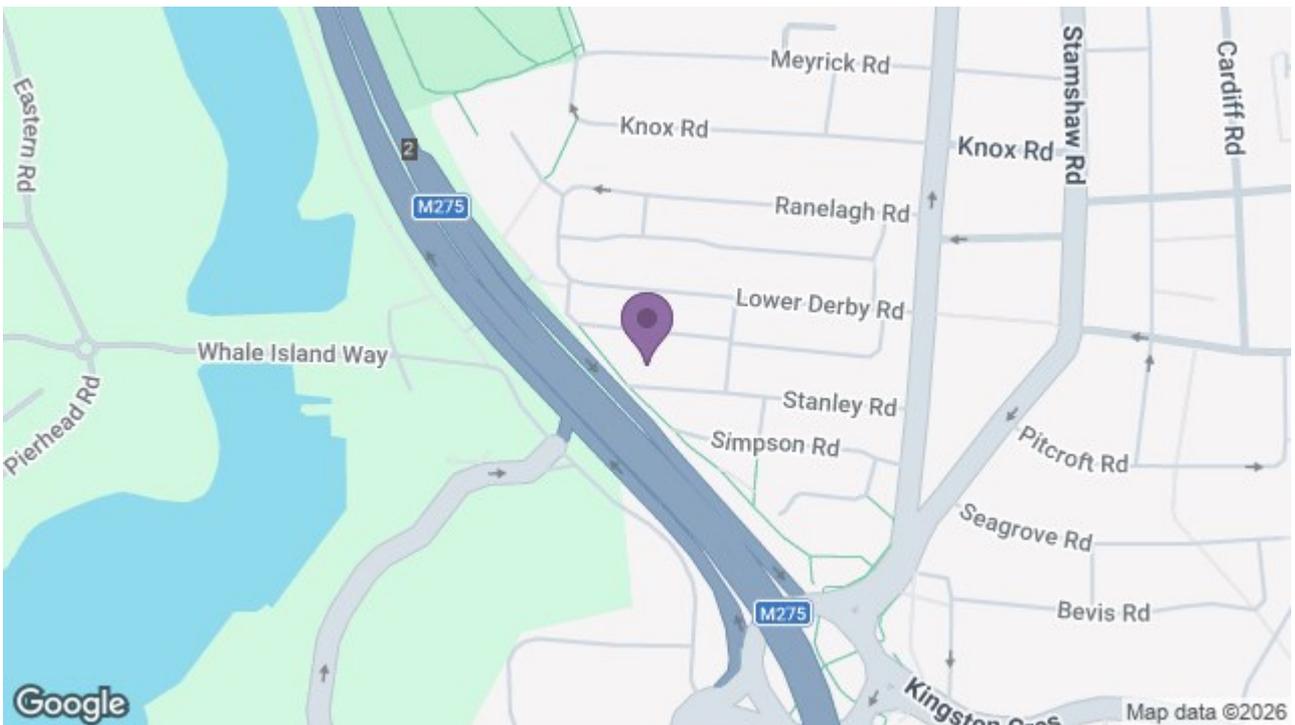
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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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