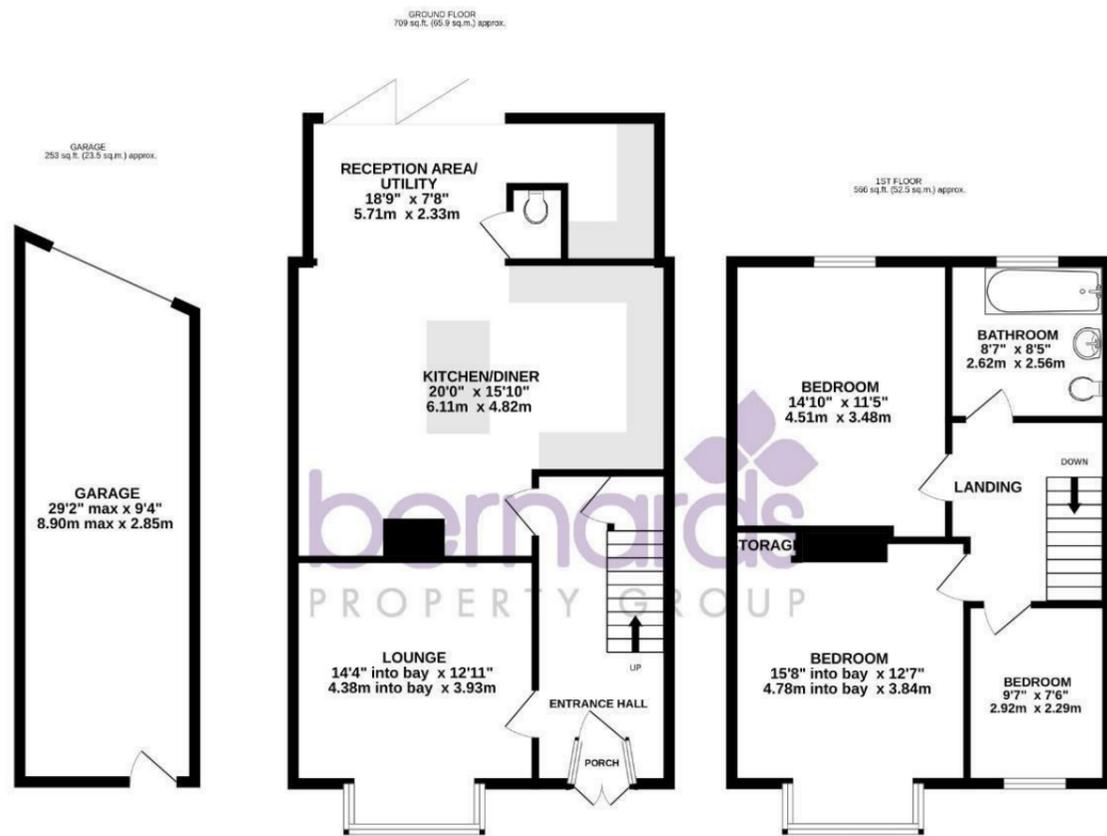


FOR SALE

Offers Over £375,000

Northern Parade, Portsmouth PO2 9LN

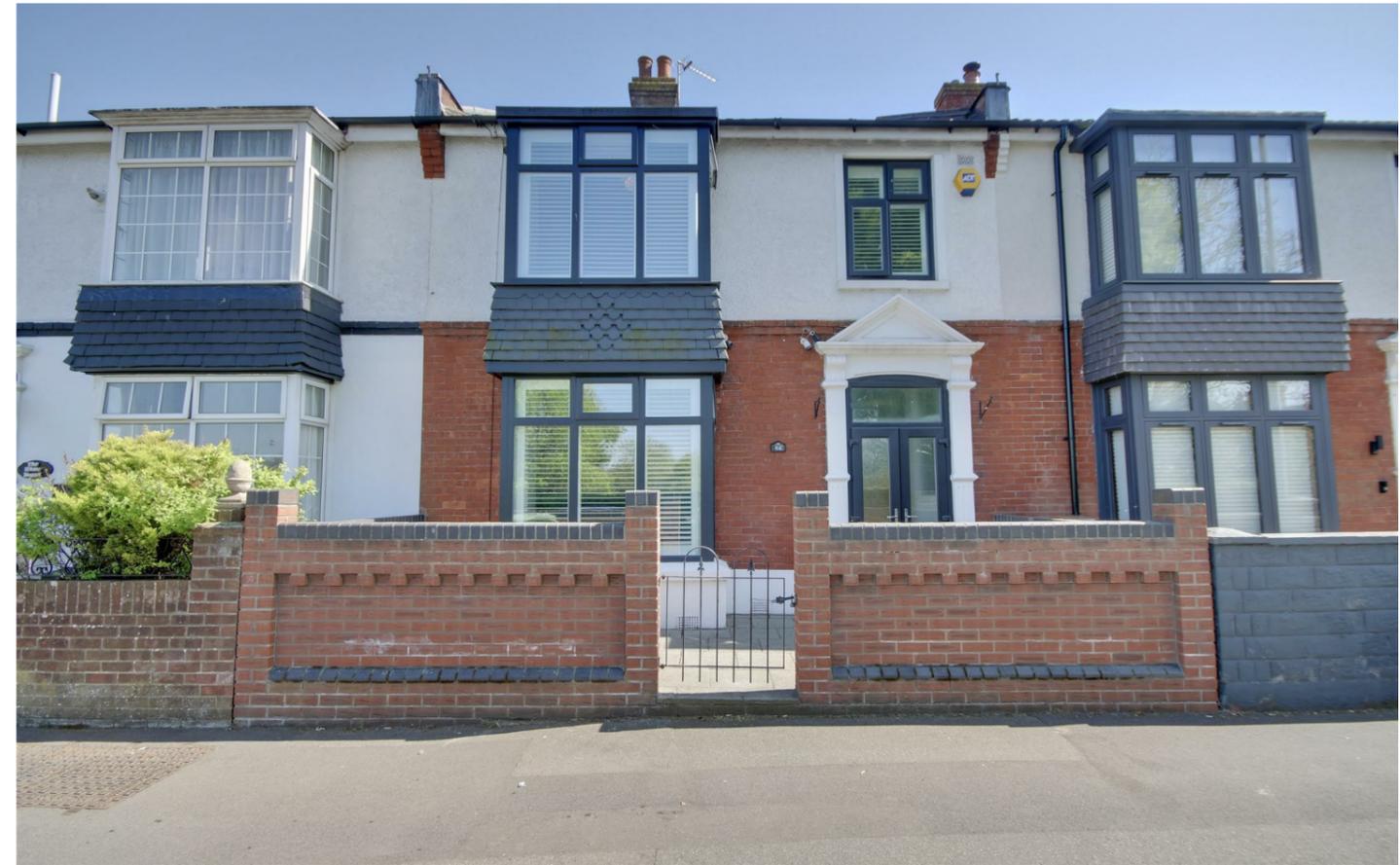
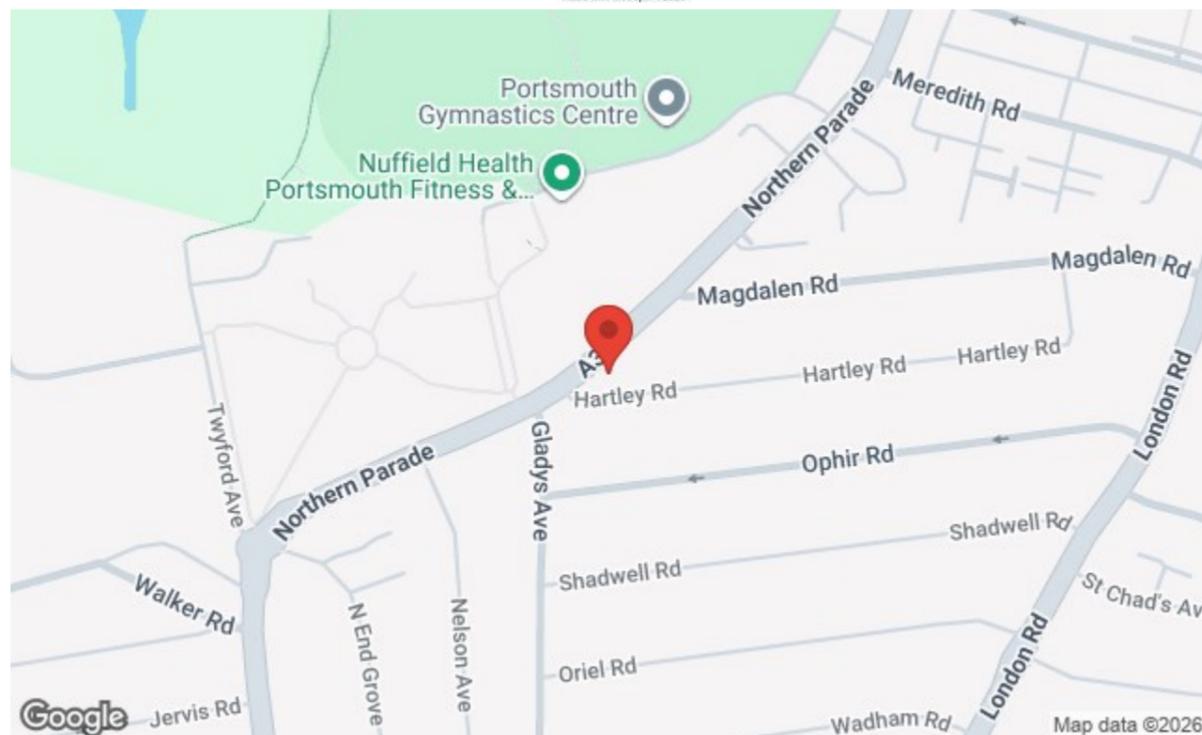
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1528 sq.ft. (141.9 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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HIGHLIGHTS

- ❖ MID TERRACED
- ❖ 29FT GARAGE!
- ❖ KITCHEN/DINER WITH ISLAND
- ❖ BI-FOLDS ON THE EXTENSION
- ❖ MODERN BATHROOM
- ❖ UTILITY ROOM
- ❖ SOUTH-EAST FACING GARDEN
- ❖ THREE DOUBLE BEDROOMS
- ❖ LARGE LOUNGE
- ❖ VIEWS OF PORTSDOWN HILL

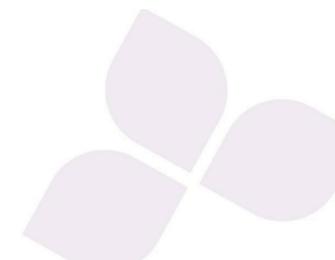
Nestled in the desirable Northern Parade area of Portsmouth, this elegant mid-terrace house offers a perfect blend of comfort and style. Upon entering, you are greeted by a spacious hallway that sets the tone for the rest of the home. To the left, a large lounge provides an inviting space for relaxation and entertainment.

The heart of the home is undoubtedly the expansive open-plan kitchen and dining area, featuring a stunning island adorned in white with gold finishes, perfect for both cooking and socialising. This area flows seamlessly into a thoughtfully designed extension that includes a utility room and a dedicated office space, catering to modern living needs.

Upstairs, you will find three generously sized double bedrooms, each fitted with stylish shutters, ensuring privacy and light control. The family bathroom is well-appointed, providing a comfortable space for daily routines.

The property boasts a south-east facing garden, ideal for enjoying sunny afternoons, along with a substantial 29ft garage and parking conveniently located in front. This home is not only spacious but also practical, making it an excellent choice for families or professionals seeking a blend of elegance and functionality in a vibrant community. Don't miss the opportunity to make this charming house your new home.

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PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

14'4" x 12'10" (4.38 x 3.93)

KITCHEN/DINER

20'0" x 15'9" (6.11 x 4.82)

EXTENSION/UTILITY SPACE

18'8" x 7'7" (5.71 x 2.33)

W/C

BEDROOM ONE

15'8" x 12'7" (4.78 x 3.84)

BEDROOM TWO

14'9" x 11'5" (4.51 x 3.48)

BEDROOM THREE

9'6" x 7'6" (2.92 x 2.29)

BATHROOM

8'7" x 8'4" (2.62 x 2.56)

GARAGE

29'2" x 9'4" (8.90 x 2.85)

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.

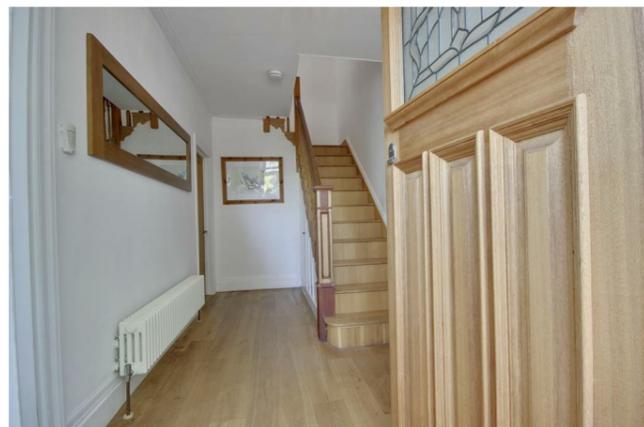
REMOVAL QUOTE

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.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	81
EU Directive 2002/91/EC	
England & Wales	

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