

North End Avenue, Portsmouth, PO2

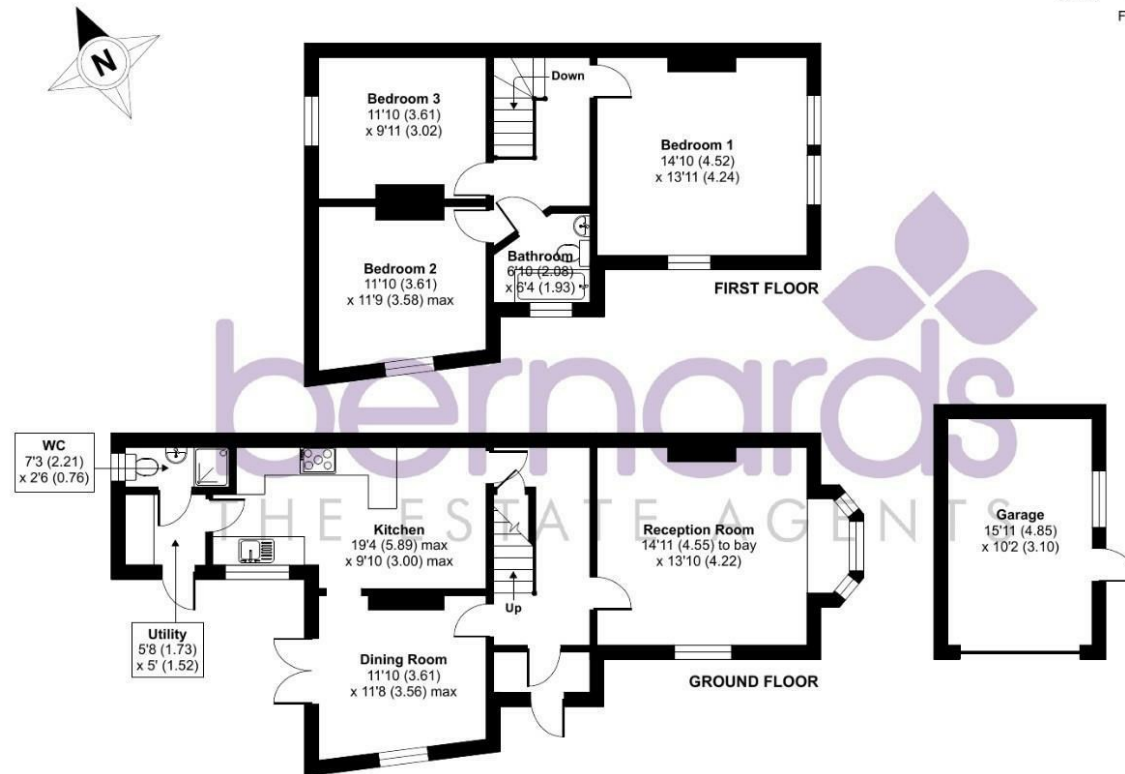
Approximate Area = 1322 sq ft / 122.8 sq m
Garage = 162 sq ft / 15 sq m
Total = 1484 sq ft / 137.8 sq m
For identification only - Not to scale



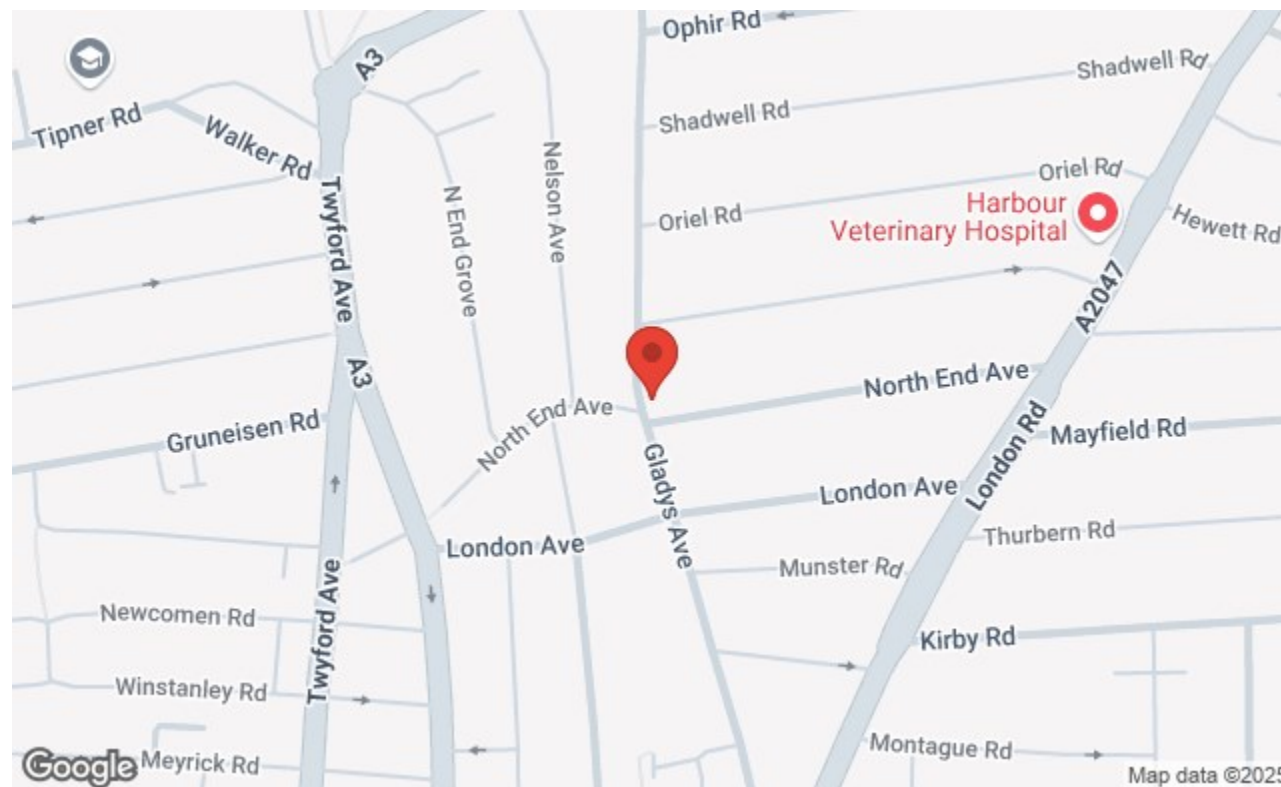
Offers In Excess Of £325,000

North End Avenue, Portsmouth PO2 9EB

bernards
THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1320856



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HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTIONS
- ❖ UPSTAIRS BATHROOM
- ❖ UTILITY ROOM
- ❖ WC WITH SHOWER
- ❖ LOW MAINTENANCE GARDEN
- ❖ GARAGE & PARKING
- ❖ OVER 120 SQM
- ❖ GREAT POTENTIAL

Situated on the corner of North End Avenue, this impressive end terrace house offers a wonderful opportunity for families seeking a spacious and versatile home. Boasting three generously sized double bedrooms, this property is perfect for those who value comfort and space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is designed to accommodate family life, making it easy to create cherished memories in this warm and welcoming environment. The well-appointed bathroom ensures convenience for all residents.

One of the standout features of this property is the parking availability, with space for a

vehicle, along with a garage that adds further practicality. This is a rare find in the area, making daily life that much easier.

The house presents great potential for personalisation, allowing you to put your own stamp on it and truly make it your own. Whether you envision a modern family home or a charming retreat, the possibilities are endless.

With its prime location in Portsmouth, you will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This large house is not just a property; it is a place where you can create a home filled with love and laughter. Don't miss the chance to view this fantastic opportunity.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
14'11" x 13'10" (4.55 x 4.22)

DINING ROOM
11'10" x 11'8" (3.61 x 3.56)

KITCHEN
19'3" x 9'10" (5.89 x 3)

UTILITY
5'8" x 4'11" (1.73 x 1.52)

WC
7'3" x 2'5" (2.21 x 0.76)

BEDROOM ONE
14'9" x 13'10" (4.52 x 4.24)

BEDROOM TWO
11'10" x 11'8" (3.61 x 3.58)

BEDROOM THREE
11'10" x 9'10" (3.61 x 3.02)

BATHROOM
6'9" x 6'3" (2.08 x 1.93)

GARAGE
15'10" x 10'2" (4.85 x 3.10)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

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

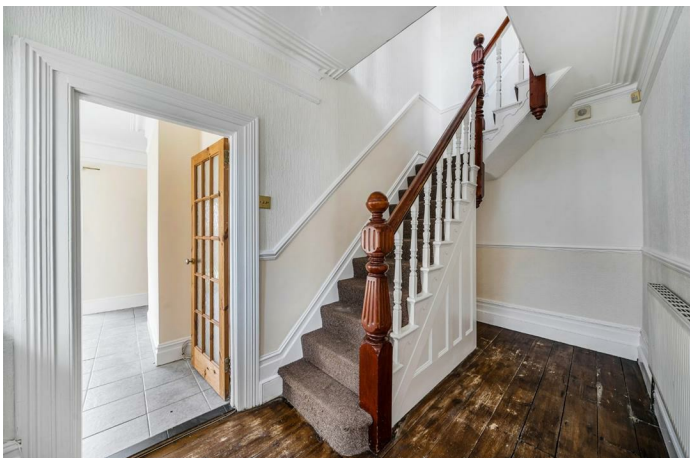
your financial/Mortgage situation.

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	59	70
(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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