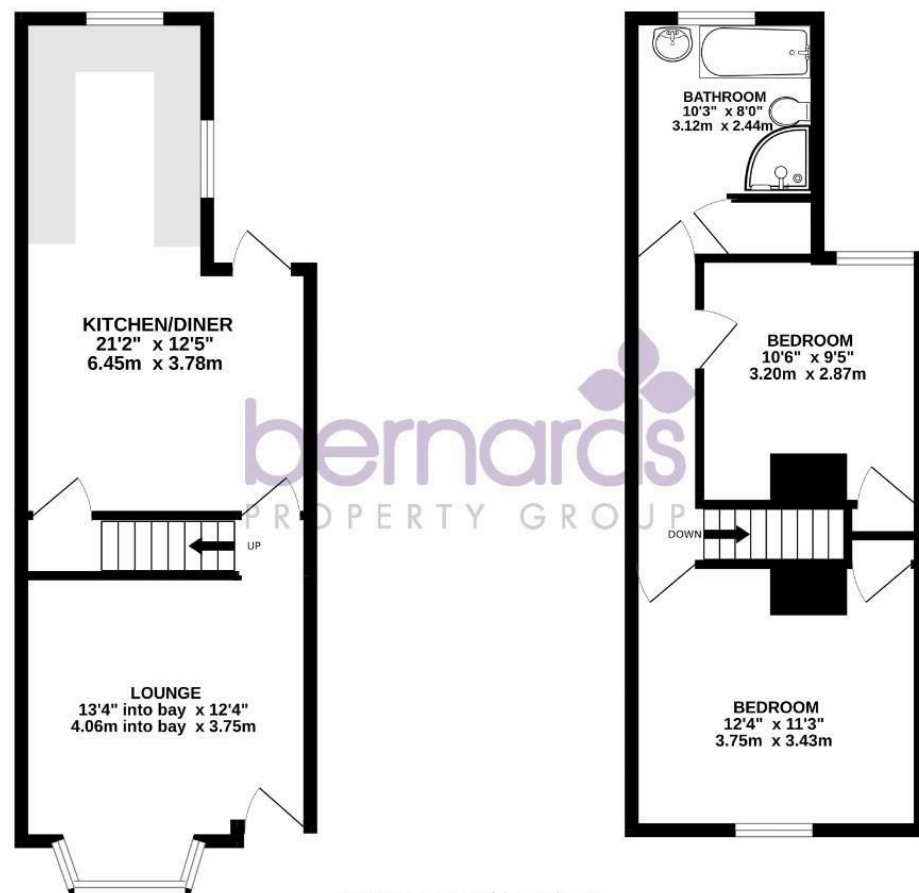
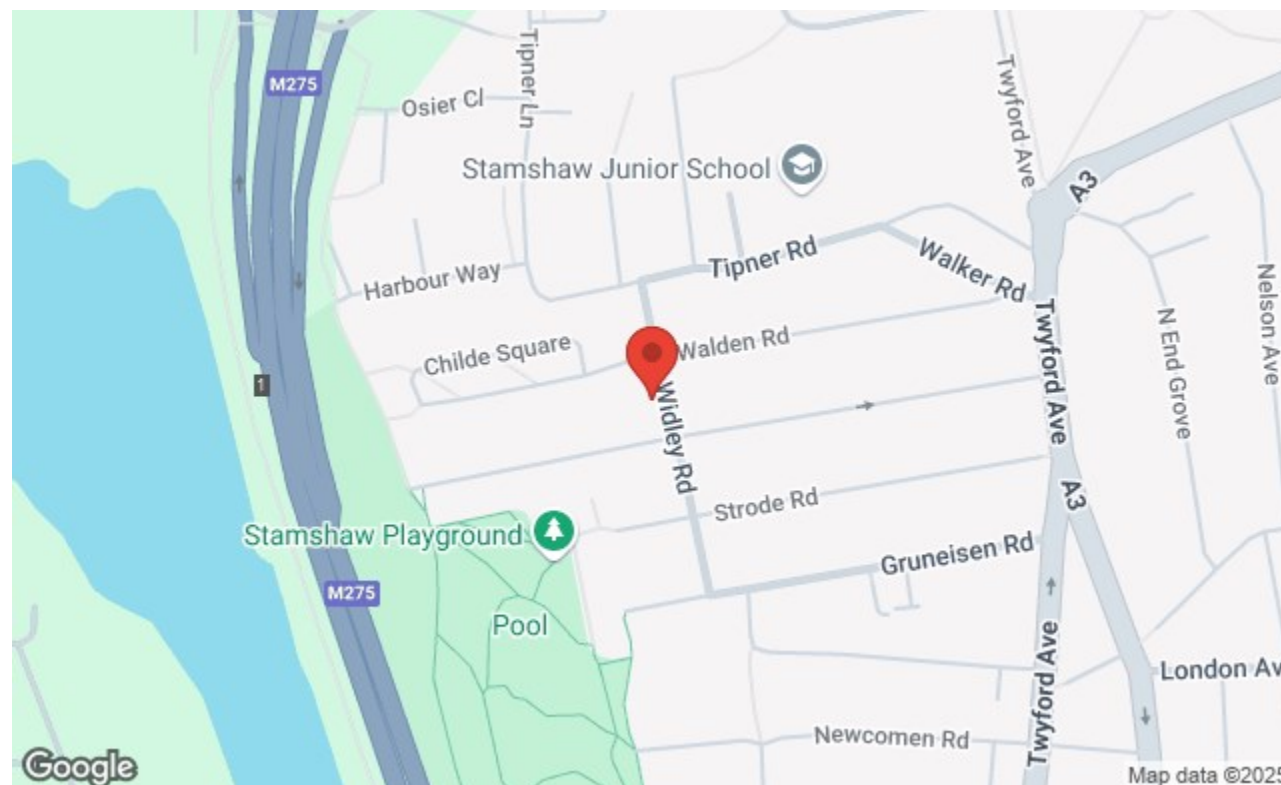


GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
While 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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FOR SALE

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HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ OPEN KITCHEN/DINER
- ❖ WEST FACING GARDEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL INVESTMENT
- ❖ CALL NOW TO VIEW!

Nestled on Widley Road in the vibrant city of Portsmouth, this charming terraced house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious lounge adorned with a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere.

As you move through the property, you will find a well-appointed kitchen/diner, which serves as a sociable space perfect for family gatherings or entertaining friends. This area is designed to be both functional and welcoming, making it the heart of the home.

The first floor boasts a generous four-piece family bathroom, providing ample space for

relaxation and convenience. Additionally, there are two double bedrooms, each offering a peaceful retreat for rest and relaxation.

The rear garden is a low-maintenance haven, laid to patio, allowing you to enjoy outdoor living without the burden of extensive upkeep. This space is ideal for alfresco dining or simply unwinding in the fresh air.

This property is perfect for first-time buyers, small families, or those seeking a comfortable home in a desirable location. With its blend of modern living and traditional charm, this terraced house on Widley Road is a wonderful opportunity not to be missed.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
13'3" x 12'3" (4.06 x 3.75)

KITCHEN/DINER
21'1" x 12'4" (6.45 x 3.78)

BEDROOM ONE
12'3" x 11'3" (3.75 x 3.43)

BEDROOM TWO
10'5" x 9'4" (3.20 x 2.87)

BATHROOM
10'2" x 8'0" (3.12 x 2.44)

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

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.



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		
EU Directive 2002/91/EC		
England & Wales		



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