

Offers In Excess Of £270,000

Samuel Road, Portsmouth PO1 5QD



HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ OFF ROAD PARKING
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ KITCHEN WITH UTILITY
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ MODERN THROUGHOUT
- ❖ LOW MAINTENANCE GARDEN
- ❖ PERFECT FIRST HOME

Situated on Samuel Road, this end-terrace house offers three generously sized double bedrooms which makes it perfect for families or those seeking extra space.

This property boasts an inviting open-plan lounge and dining area, ideal for both relaxation and entertaining. The layout promotes a warm and sociable atmosphere, making it easy to host gatherings with friends and family. The kitchen, complete with a utility room, provides ample storage and functionality.

The property boasts an upstairs bathroom, alongside a convenient downstairs toilet, ensuring that the needs of a busy household are met with ease.

One of the standout features of this home is the off-road parking available at the rear of the garden, a rare find in urban settings, offering both security and convenience for your vehicle. Further benefits include permit parking on street.

This end-terrace house on Samuel Road is not just a place to live; it is a wonderful opportunity to create lasting memories. With its spacious layout and practical amenities, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

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





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PROPERTY INFORMATION

LOUNGE
10'7" x 14'7" (3.24 x 4.46)

DINING ROOM
10'9" x 16'4" (3.30 x 4.98)

KITCHEN
10'8" x 10'1" (3.27 x 3.09)

UTILITY ROOM
5'10" x 6'6" (1.80 x 1.99)

WC
5'10" x 3'2" (1.80 x 0.97)

BEDROOM ONE
10'7" x 14'7" (3.24 x 4.47)

BEDROOM TWO
10'2" x 13'7" (3.10 x 4.15)

BEDROOM THREE
10'2" x 10'2" (3.12 x 3.12)

BATHROOM
6'11" x 8'11" (2.13 x 2.74)

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.

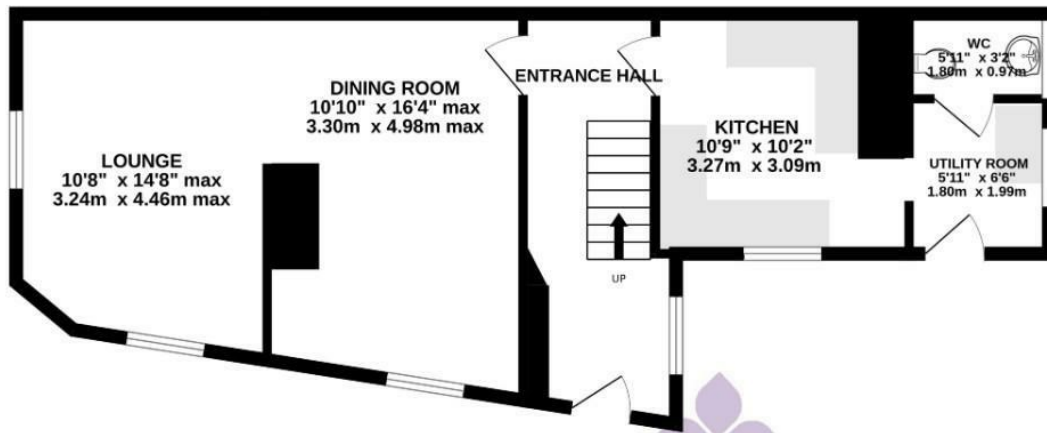
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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		
(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		



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.

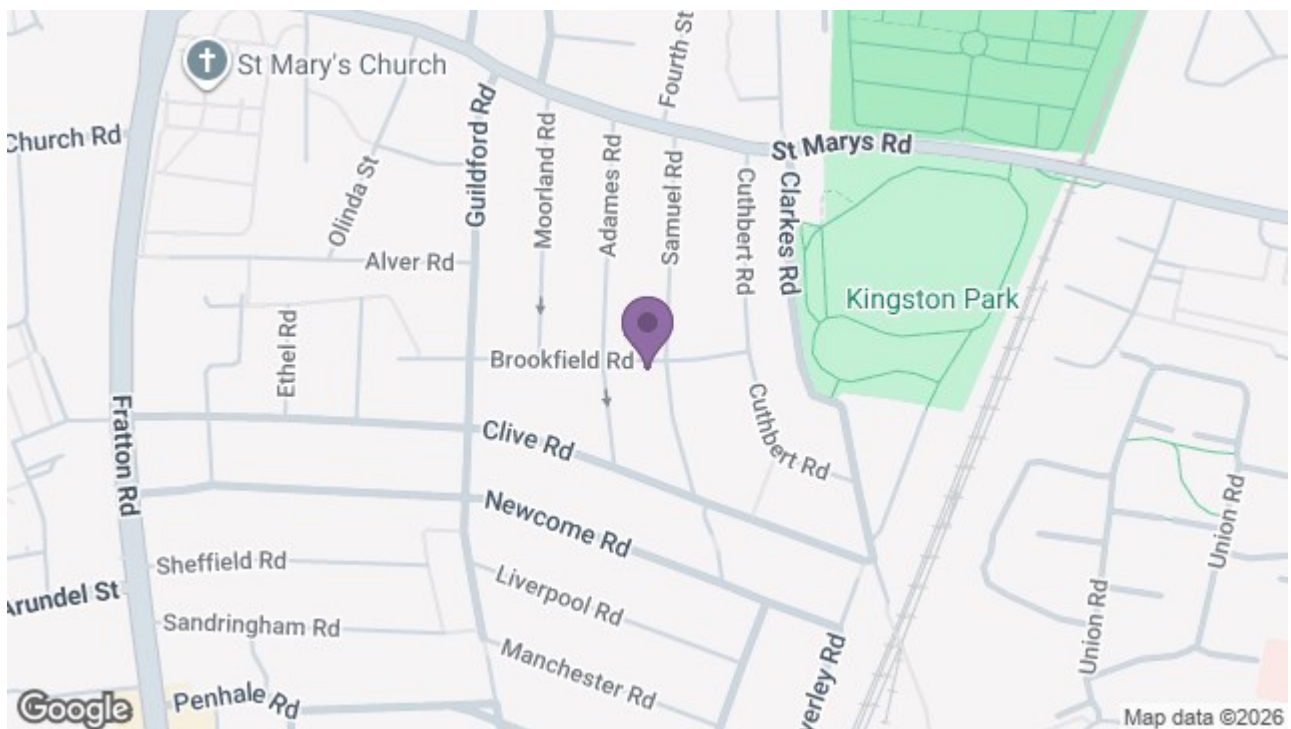


1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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