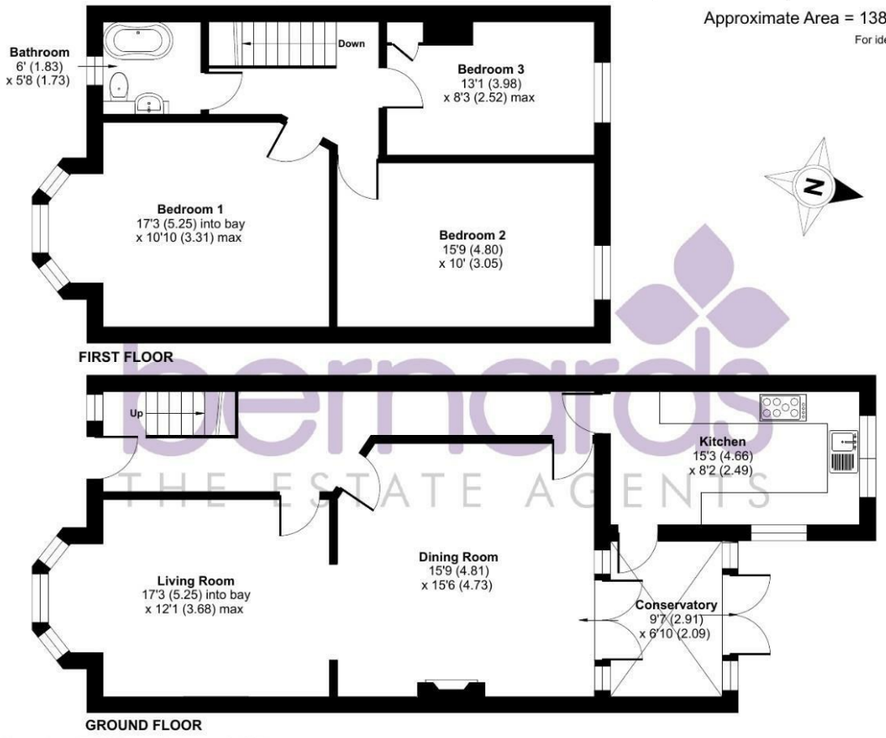
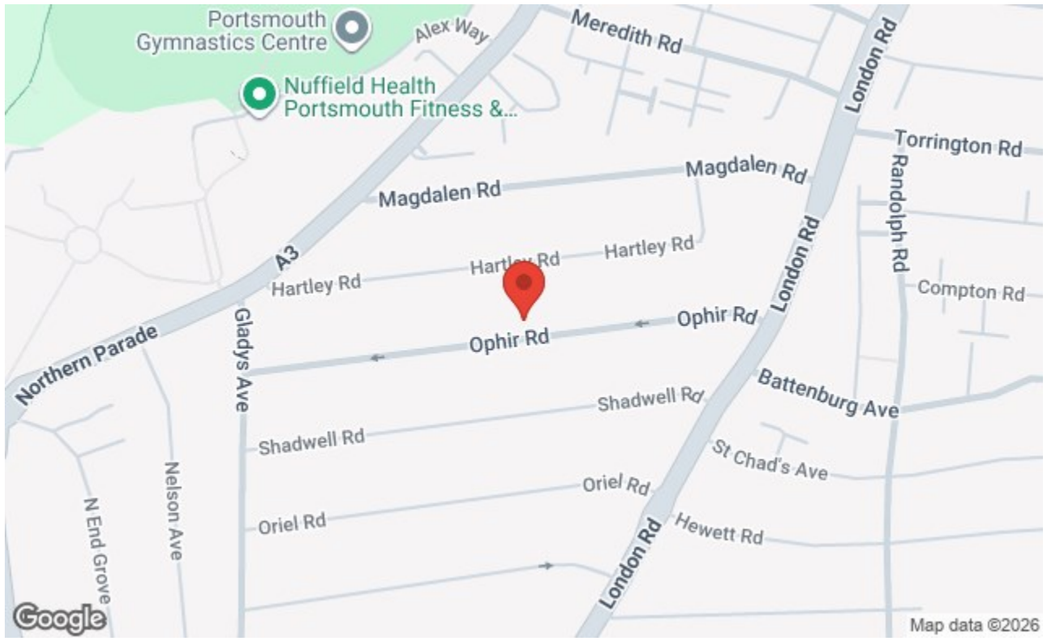
# Ophir Road, Portsmouth, PO2

Approximate Area = 1383 sq ft / 128.4 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1423066




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

FOR SALE

## Guide Price £290,000

Ophir Road, Portsmouth PO2 9EN

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## HIGHLIGHTS

- LARGE THREE BEDROOM FAMILY HOME
- AVAILABLE FOR COMPLETION FOR SEPTEMBER 2026.
- FITTED KITCHEN TO THE REAR
- SUN ROOM/UTILITY ROOM
- UPSTAIRS FAMILY BATHROOM
- 45FT GARDEN
- DOUBLE BAY & FORECOURT
- ORIGINAL FEATURES
- LOCATED CLOSE TO PUBLIC TRANSPORT AND MOTOR WAY LINKS
- SPACIOUS LOUNGE/DINING ROOM

Located on Ophir Road in Portsmouth, this delightful mid-terrace house offers a perfect blend of spacious living and original features, making it an ideal family home. With three generously sized double bedrooms, there is ample room for relaxation and personal space for everyone in the household.

As you enter the property, you will be greeted by a warm and inviting atmosphere, enhanced by the characterful details that reflect its heritage. The layout is designed for both comfort and functionality, ensuring that family life can be enjoyed to the fullest.

The family bathroom is conveniently located upstairs, providing easy access for all. One of the standout features of this home is the large rear enclosed garden, which offers a private outdoor sanctuary for children to play, or for hosting summer gatherings with friends and family. The garden is a blank canvas, ready for your personal touch, whether you envision a tranquil retreat or a vibrant space for entertaining.

Additionally, the property benefits from a bay and forecourt, adding to its curb appeal and providing extra space for outdoor enjoyment. This home is not just a place to live; it is a space where memories can be made and cherished.

With its prime location in Portsmouth, you will find yourself within easy reach of local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. This property truly represents a wonderful opportunity to secure a spacious and characterful home in a sought-after area.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM
17'2" x 12'0" (5.25 x 3.68)

## DINING ROOM
15'9" x 15'6" (4.81 x 4.73)

## KITCHEN
15'3" x 8'2" (4.66 x 2.49)

## CONSERVATORY
9'6" x 6'10" (2.91 x 2.09)

## FIRST FLOOR LANDING

## BEDROOM ONE
17'2" x 10'10" (5.25 x 3.31)

## BEDROOM TWO
15'8" x 10'0" (4.80 x 3.05)

## BATHROOM
6'0" x 5'8" (1.83 x 1.73)

## BEDROOM THREE
13'0" x 8'3" (3.98 x 2.52)

## PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

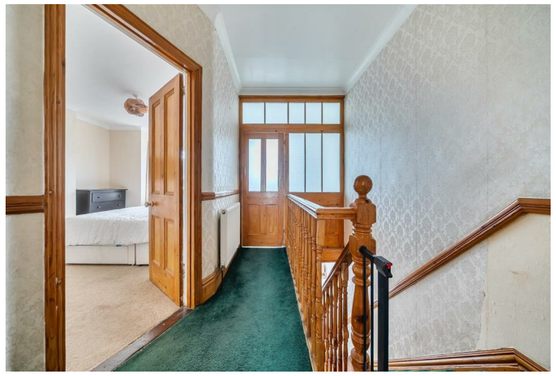
BAND : C

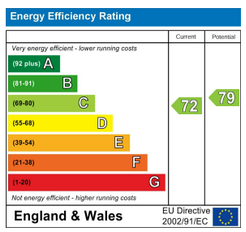
## ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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

## PROPERTY NOTE
This property is to be sold and completed no earlier than 2nd September 2026.



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