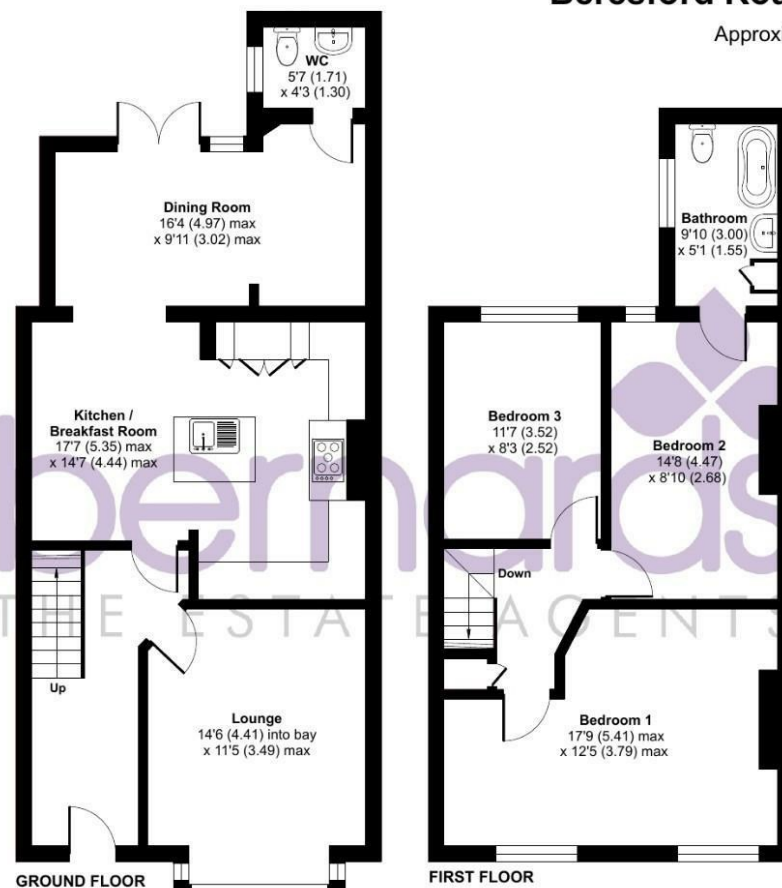




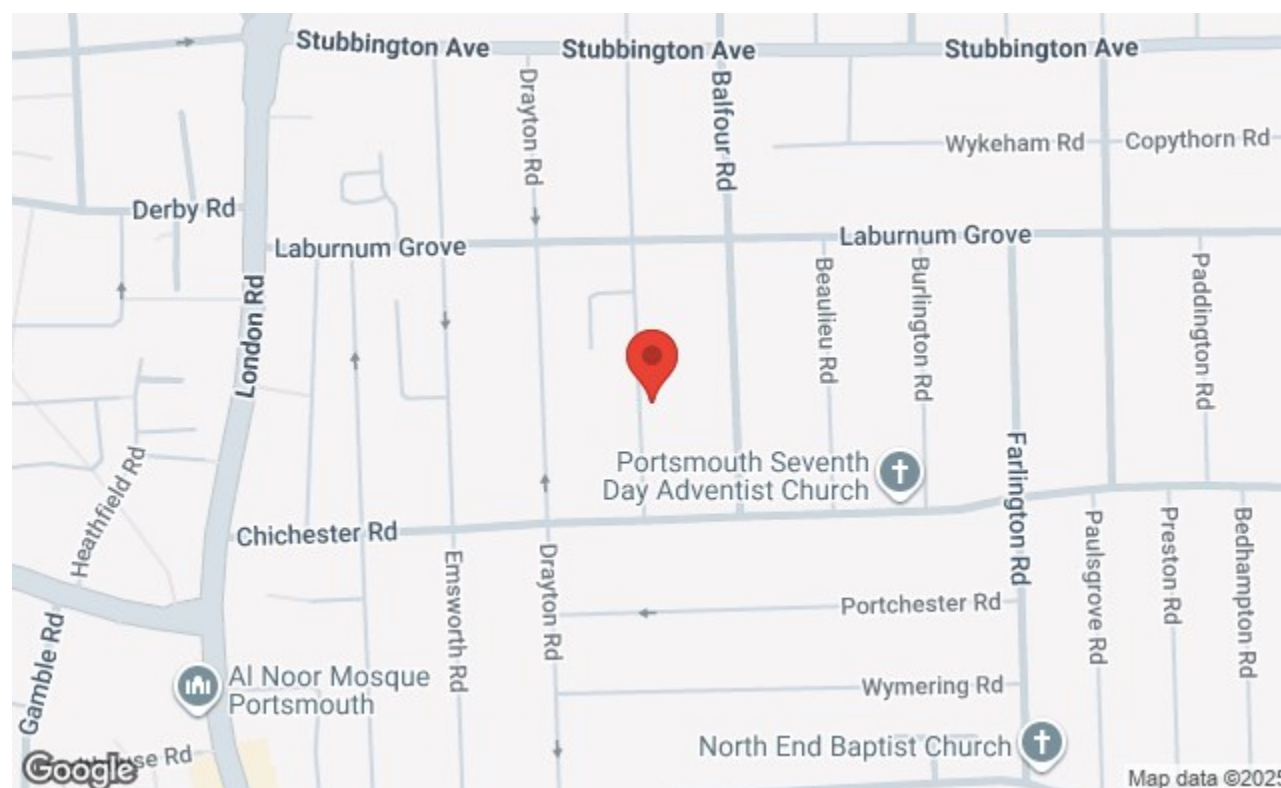
## Beresford Road, Portsmouth, PO2

Approximate Area = 1218 sq ft / 113.1 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1359692



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## HIGHLIGHTS

- ❖ MID TERRACE
- ❖ KITCHEN WITH ISLAND
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN DECOR
- ❖ LARGE GARDEN
- ❖ DOWNSTAIRS W.C
- ❖ BAY AND FORECOURT
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ WALKING DISTANCE TO BUS LINKS

Nestled on the charming Beresford Road in Portsmouth, this delightful mid-terrace house offers a perfect blend of comfort and style. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a spacious hallway that leads to a well-appointed lounge on the right, providing a warm and inviting atmosphere for relaxation. The heart of the home is undoubtedly the expansive kitchen, which boasts built-in appliances and a central island, making it a wonderful space for culinary enthusiasts and social gatherings alike. Adjacent to the kitchen, the second reception room presents a versatile area that can be tailored to your needs, whether as a dining room, home office, or playroom. Completing the ground floor is a convenient downstairs W/C.

Venturing upstairs, you will find three impressive double bedrooms, each offering ample space and natural light. The family bathroom is thoughtfully designed, featuring a three-piece suite with a freestanding bathtub, perfect for unwinding after a long day.

The outdoor space is equally appealing, with a generously sized garden that serves as a delightful sun trap. The garden is laid to patio, providing an excellent area for outdoor dining and entertaining, while a raised decking area at the bottom adds an extra touch of charm.

This property on Beresford Road is not just a house; it is a home that promises comfort, convenience, and a wonderful lifestyle in a sought-after location. Don't miss the opportunity to make it yours.

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# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## KITCHEN/BREAKFAST ROOM

17'6" x 14'6" (5.35 x 4.44)

## DINING ROOM

16'3" x 9'10" (4.97 x 3.02)

## W/C

5'7" x 4'3" (1.71 x 1.30)

## BEDROOM ONE

17'8" x 12'5" (5.41 x 3.79)

## BEDROOM TWO

14'7" x 8'9" (4.47 x 2.68)

## BEDROOM THREE

11'6" x 8'3" (3.52 x 2.52)

## BATHROOM

9'10" x 5'1" (3.00 x 1.55)

## 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 : B - £1,696.27



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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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