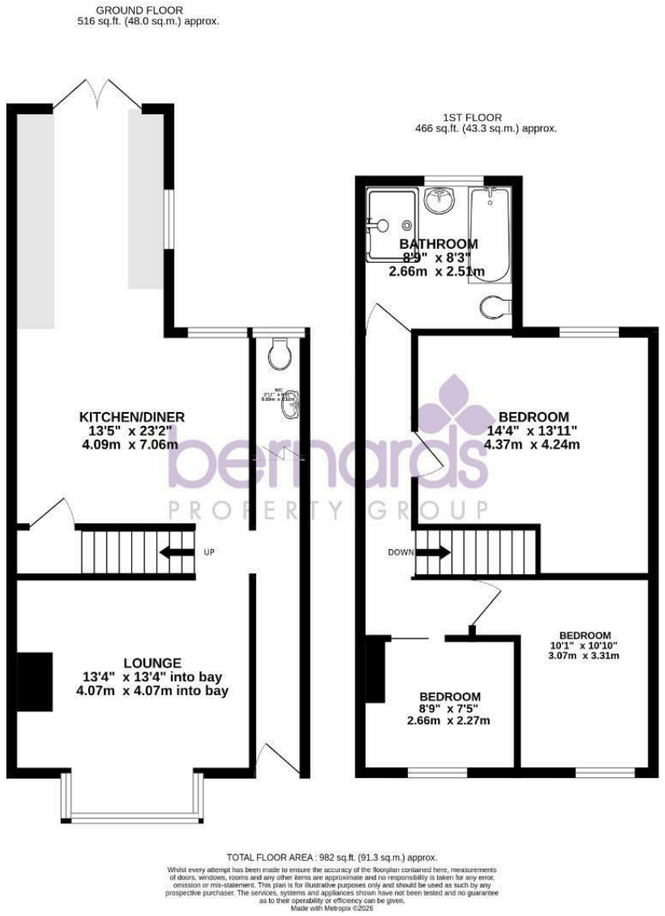
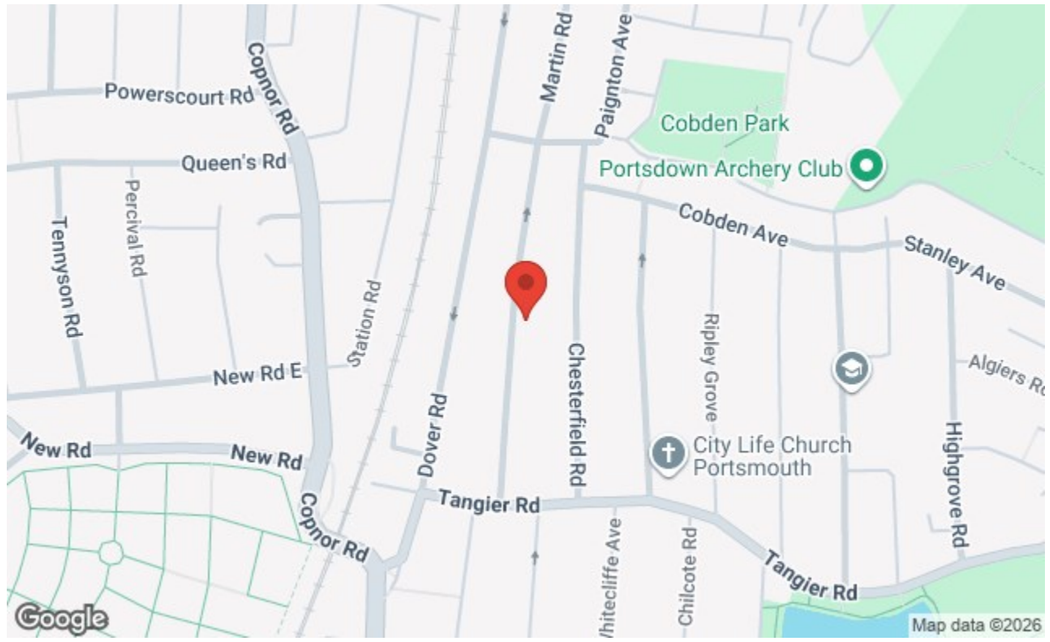



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

# Offers Over £290,000

Folkestone Road, Portsmouth PO3 6LR

bernards THE ESTATE AGENTS

3 1 2

## HIGHLIGHTS

- WELL PRESENTED THREE BEDROOM FAMILY HOME
- DOWNSTAIRS W/C
- MODERN FITTED KITCHEN/DINING AREA
- INVITING LOUNGE WITH BAY AND SHUTTER BLINDS
- LOW MAINTENANCE ENCLOSED REAR GARDEN
- FAMILY BATHROOM WITH WALK IN SHOWER
- PLENTY OF STORAGE THROUGHOUT
- POTENTIAL TO PROVIDE UNDER FLOOR HEATING IN THE KITCHEN AREA
- BAFFINS LOCATION, CLOSE TO THE POND, SHOPS AND SCHOOLS
- CALL TODAY TO VIEW

* Guide Price £290,000 - £300,000 *

Located on Folkestone Road in the charming Baffins area of Portsmouth, this delightful terraced house presents an excellent opportunity for families and professionals alike. The property has been thoughtfully reconstructed and is tastefully decorated throughout, ensuring a stylish and comfortable living environment.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The spacious kitchen and dining area is a highlight of the home, providing ample space for family meals and gatherings. The kitchen is well-equipped, making it a joy for any home cook.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The modern bathroom is a standout feature, complete with a separate walk-in shower, providing both convenience and luxury. Additionally, the property benefits from a fitted downstairs w/c, adding to the practicality of the home.

This property is ideally located, with local amenities and transport links within easy reach, making it a perfect choice for those seeking a vibrant community atmosphere. With its modern finishes and spacious layout, this terraced house on Folkestone Road is a wonderful place to call home.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE
13'4" x 13'4" (4.07 x 4.07)

## KITCHEN DINER
42'7'"16'4" x 75'5'"6'6" (13'5 x 23'2)

## W/C

## FIRST FLOOR LANDING

## MASTER BEDROOM
14'4" x 13'10" (4.37 x 4.24)

## BEDROOM TWO
10'0" x 10'10" (3.07 x 3.31)

## BEDROOM THREE
8'8" x 7'5" (2.66 x 2.27)

## BATHROOM
8'8" x 8'2" (2.66 x 2.51)

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

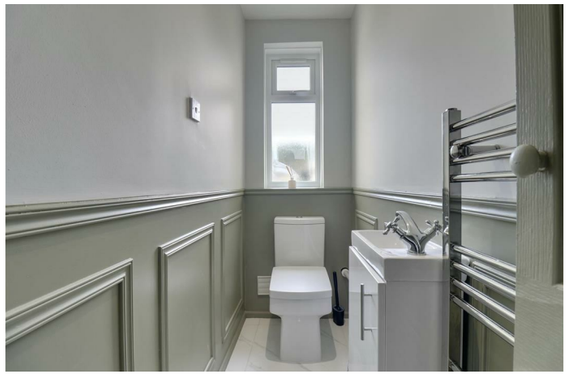
BAND : B

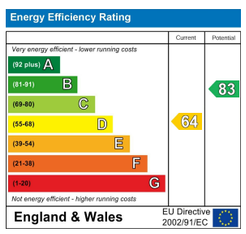
## ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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



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