

Guide Price £325,000

Randolph Road, Portsmouth PO2  
0NN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN LIVING
- AIR CONDITIONING
- LARGE GARDEN
- SIDE ACCESS
- SEPARATE LOUNGE
- WC & UTILITY
- UPSTAIRS BATHROOM
- PERFECT FAMILY HOME

Welcome to this lovely semi-detached home in Randolph Road; offering a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming space to call home.

Upon entering, you are greeted by an inviting living room that provides ample space for relaxation. The heart of the home is the open plan kitchen, breakfast, and dining area, which is thoughtfully designed to create a warm atmosphere. This area is enhanced by air conditioning, ensuring a comfortable environment all year round.

The modern upstairs bathroom is tastefully appointed, providing a serene space for unwinding after a long day. The property also boasts a large garden, complete with side access, offering a wonderful outdoor space for children to play or for hosting summer gatherings with friends and family.

This home is not only well-suited for family life but also conveniently located, making it an excellent choice for those looking to enjoy the vibrant community of Portsmouth. With its appealing features and spacious layout, this property is a must-see for anyone in search of a new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## LIVING ROOM

14'8" x 11'11" (4.48 x 3.65)

## KITCHEN/BREAKFAST ROOM

18'3" x 11'11" (5.57 x 3.65)

## DINING ROOM

13'5" x 10'11" (4.11 x 3.34)

## UTILITY

6'8" x 3'9" (2.04 x 1.16)

## BEDROOM ONE

14'7" x 12'1" (4.45 x 3.69)

## BEDROOM TWO

12'0" x 10'5" (3.68 x 3.19)

## BEDROOM THREE

8'8" x 7'6" (2.66 x 2.29)

## BATHROOM

5'9" x 5'9" (1.77 x 1.77)

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C £1,938.59

## 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.

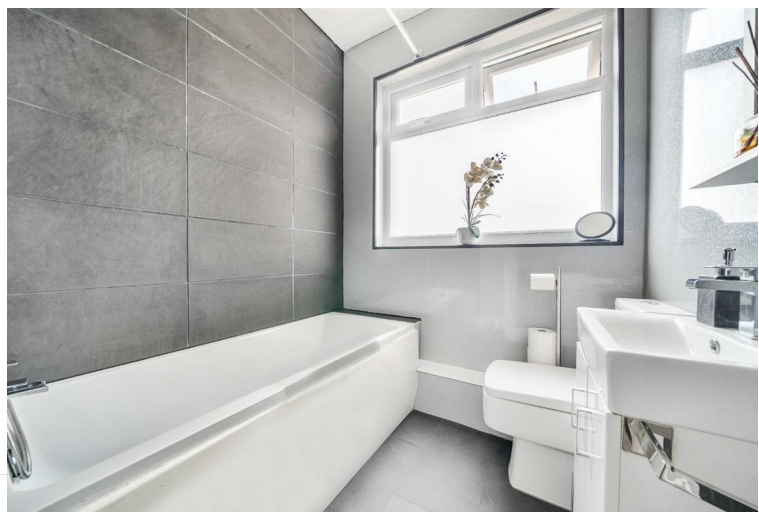
## Conveyancing

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		
	70	79
EU Directive 2002/91/EC		
England & Wales		



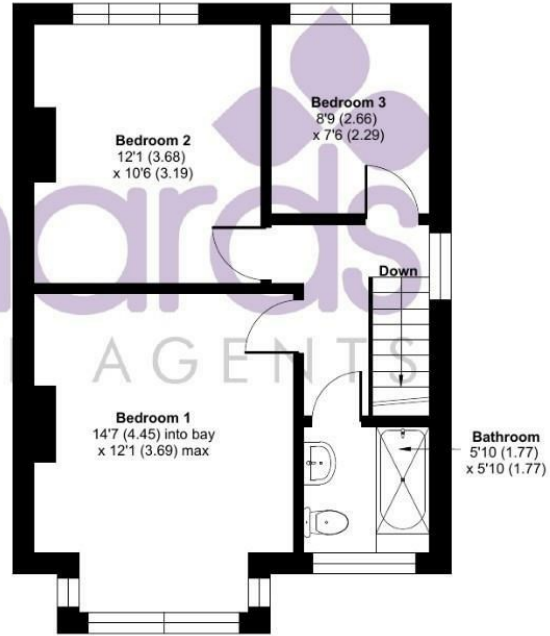
# Randolph Road, Portsmouth, PO2

Approximate Area = 1157 sq ft / 107.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1470301



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