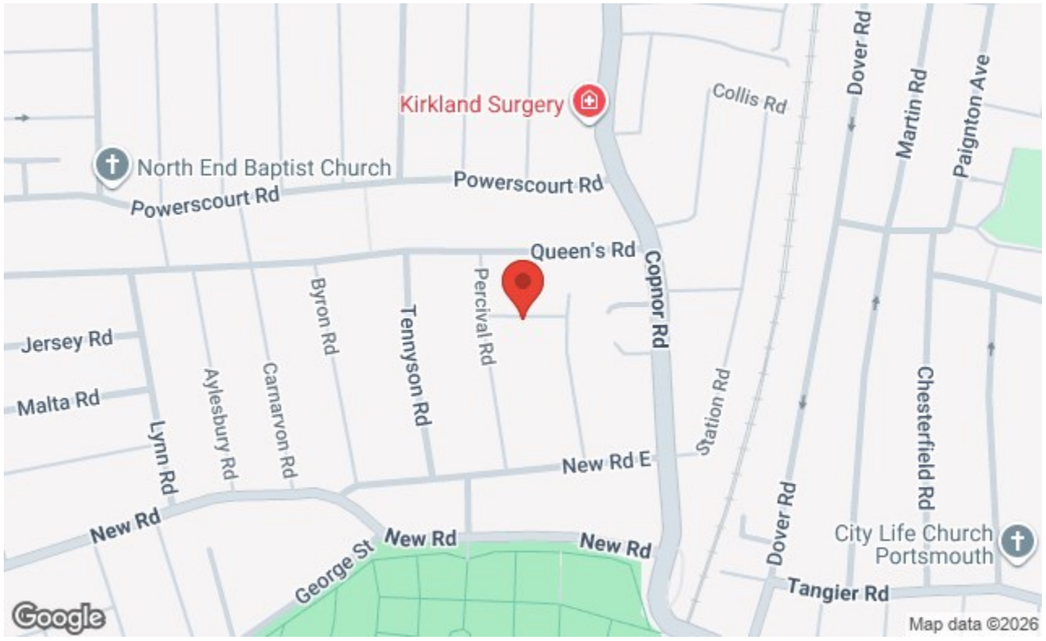
Whitworth Road, Portsmouth, PO2

Approximate Area = 1009 sq ft / 93.7 sq m (excludes lean to)

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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1336997



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FOR SALE

Offers Over £250,000

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HIGHLIGHTS

- BAY AND FORECOURT
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- LEAN-TO/STORAGE
- SOUTH FACING GARDEN
- GREAT INVESTMENT
- IDEAL FIRST TIME PROPERTY
- CLOSE TO LOCAL AMENITIES
- BUS LINKS NEARBY
- CALL NOW TO VIEW!

Nestled on the charming Whitworth Road in Portsmouth, this delightful house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed into a spacious lounge at the front, providing an inviting space for relaxation and social gatherings. As you progress through the property, you will find a well-appointed kitchen situated conveniently in the middle, ideal for culinary enthusiasts and family meals alike.

Adjacent to the kitchen is a lovely dining room, perfect for entertaining guests or enjoying family dinners. The property also features a lean-to that runs down the side, offering additional storage or utility space, enhancing the practicality of the home.

The south-facing garden is a true highlight, providing ample sunlight throughout the day, making it an excellent spot for outdoor activities or simply unwinding in the fresh air.

Upstairs, the property boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. A well-equipped bathroom completes the upper level, ensuring convenience for the whole family.

This property is an excellent opportunity for those seeking a family home in a desirable location. With its thoughtful layout and inviting spaces, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

A bonus to this property is that permit parking is just abouts to be put in place, which will help parking in the area.

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

PROPERTY INFORMATION

LIVING ROOM
14'5" x 13'8" (4.40 x 4.17)

KITCHEN
14'11" x 9'5" (4.55 x 2.88)

DINING ROOM
10'7" x 9'6" (3.25 x 2.91)

LEAN TO
26'0" x 3'6" (7.93 x 1.09)

BEDROOM ONE
13'8" x 12'0" (4.19 x 3.67)

BEDROOM TWO
10'7" x 6'5" (3.23 x 1.97)

BEDROOM THREE
10'5" x 9'5" (3.20 x 2.89)

BATHROOM
7'3" x 6'4" (2.23 x 1.95)

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

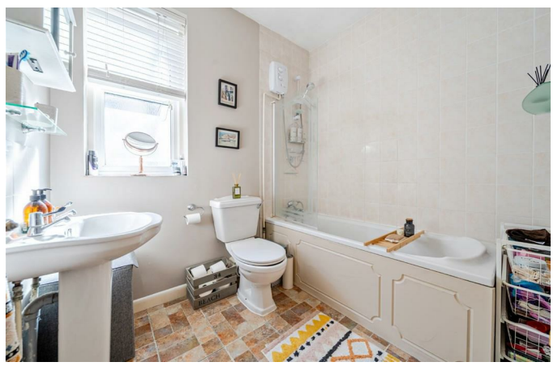
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

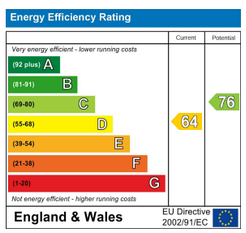
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,252.09

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.





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