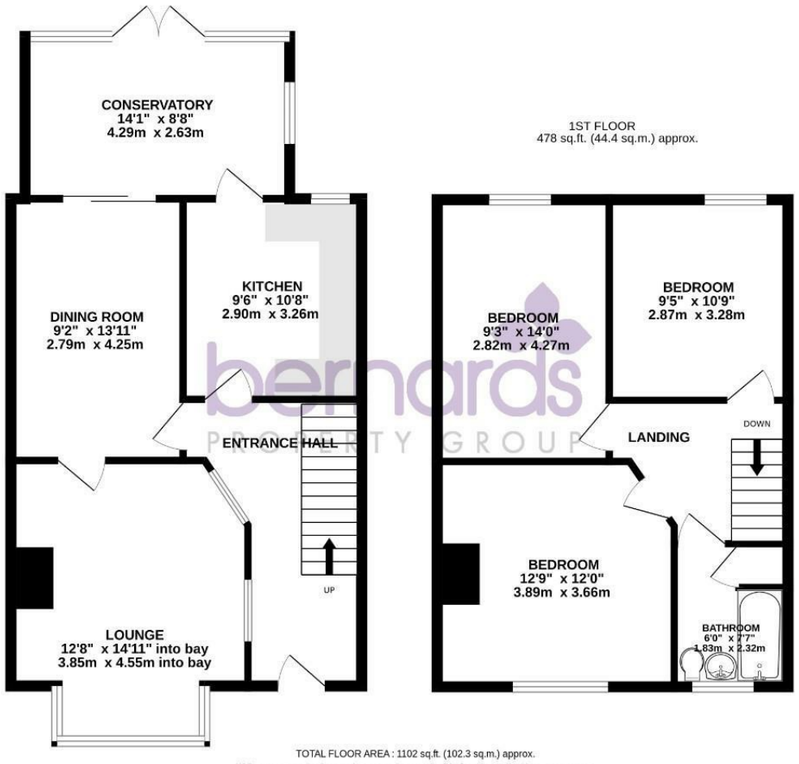
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

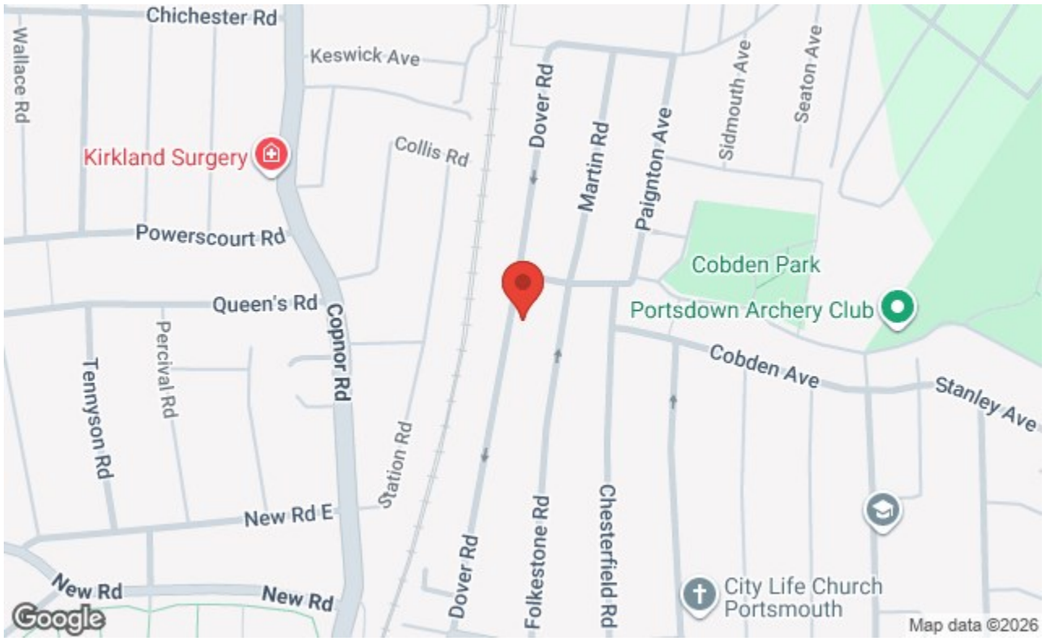



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.




TOTAL FLOOR AREA : 1102 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## HIGHLIGHTS

- MID TERRACED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- BAY AND FORECOURT
- GREAT FIRST TIME PURCHASE
- WALKING DISTANCE TO POND
- CLOSE TO LOCAL AMENITIES
- BUS LINKS AT THE END OF THE ROAD
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Welcome to Dover Road situated in the vibrant city of Portsmouth, this charming house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed by a spacious hallway that leads to the dining room and kitchen entrances, the diner perfect for family meals and entertaining, as it connects seamlessly to a cosy lounge featuring a lovely bay window that invites natural light to fill the space.

The well-appointed kitchen is a practical hub, providing access to a bright conservatory. This inviting area boasts patio doors that open directly into a low-maintenance garden, ideal for enjoying the outdoors without the burden of extensive upkeep.

Upstairs, you will find three generously sized double bedrooms, each offering ample space for relaxation and personalisation. The family bathroom is equipped with a three-piece suite, catering to the needs of a busy household.

This property is perfect for families or professionals seeking a comfortable home in a convenient location. With its thoughtful layout and inviting spaces, it presents an excellent opportunity for those looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

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# PROPERTY INFORMATION

## ENTRANCE HALL WAY

## LOUNGE
14'11" x 12'7" (4.55 x 3.85)

## DINING ROOM
13'11" x 9'1" (4.25 x 2.79)

## KITCHEN
10'8" x 9'6" (3.26 x 2.90)

## CONSERVATORY
14'0" x 8'7" (4.29 x 2.63)

## BEDROOM ONE
12'9" x 12'0" (3.89 x 3.66)

## BEDROOM TWO
14'0" x 9'3" (4.27 x 2.82)

## BEDROOM THREE
10'9" x 9'4" (3.28 x 2.87)

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

BAND : C

## 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.

## 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.

## 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.

## 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









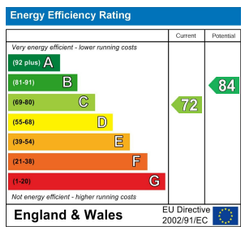













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