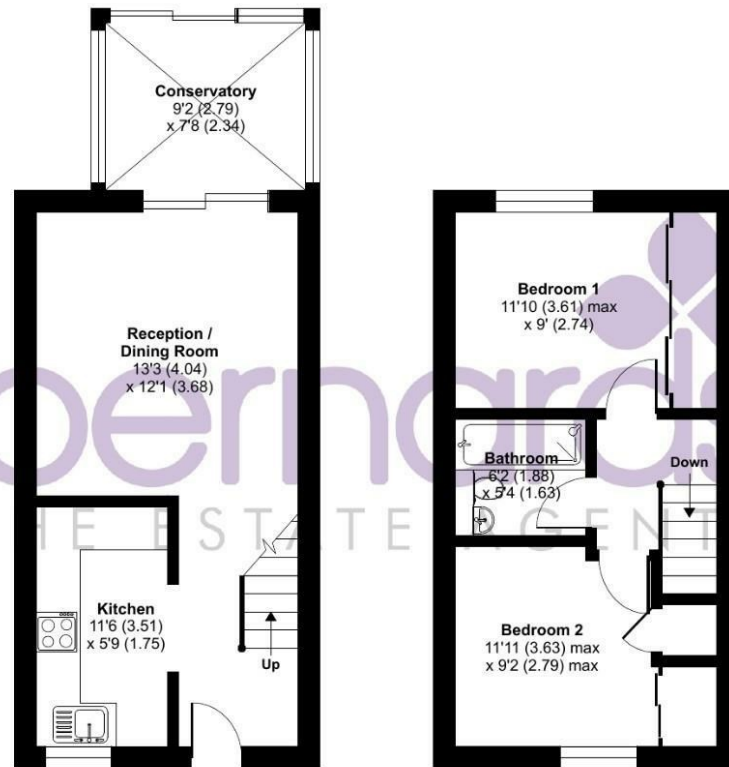


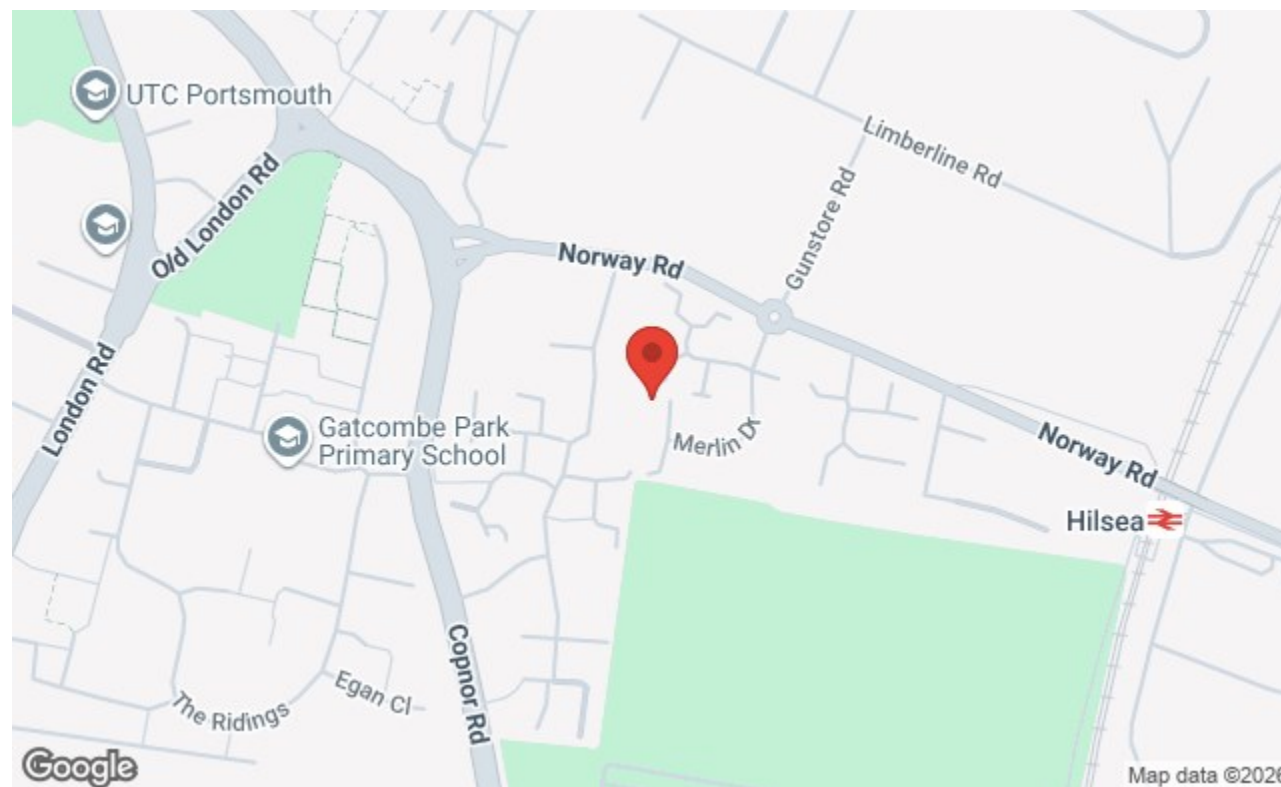


## Merlin Drive, Portsmouth, PO3

Approximate Area = 667 sq ft / 61.9 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). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1501603



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



Asking Price £260,000

Merlin Drive, Portsmouth PO3 5QY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO PARKING SPACES
- ❖ CUL DE SAC
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ WEST FACING GARDEN
- ❖ KITCHEN TO FRONT
- ❖ COSY LOUNGE
- ❖ CONSERVATORY
- ❖ NO FORWARD CHAIN
- ❖ ADD YOUR OWN STAMP

Situated in the sought-after location of Merlin Drive, this delightful two-bedroom mid-terraced home presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property offers a well-designed layout, with the kitchen flowing seamlessly into the welcoming living room. A conservatory extension further enhances the living space, allowing an abundance of natural light to flood the home and creating a versatile area ideal for relaxing, dining, or entertaining.

A standout feature of this home is the west-facing rear garden, offering the perfect setting to enjoy the afternoon and evening sunshine, entertain guests, or simply

unwind outdoors.

Both bedrooms are well-proportioned, providing comfortable accommodation, while the upstairs three-piece bathroom adds practicality and convenience for everyday living.

Further benefits include two allocated parking spaces, a valuable asset in this popular area, together with the advantage of no forward chain, helping to ensure a smoother purchase process.

Combining comfortable living, practical features, and scope to personalise, this charming home on Merlin Drive is not to be missed. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN**  
11'6" x 5'8" (3.51 x 1.75)

**RECEPTION/DINING ROOM**  
13'3" x 12'0" (4.04 x 3.68)

**CONSERVATORY**  
9'1" x 7'8" (2.79 x 2.34)

**BEDROOM ONE**  
11'10" x 8'11" (3.61 x 2.74)

**BEDROOM TWO**  
11'10" x 9'1" (3.63 x 2.79)

**BATHROOM**  
6'2" x 5'4" (1.88 x 1.63)

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

**BAND : C - £1,938.59**

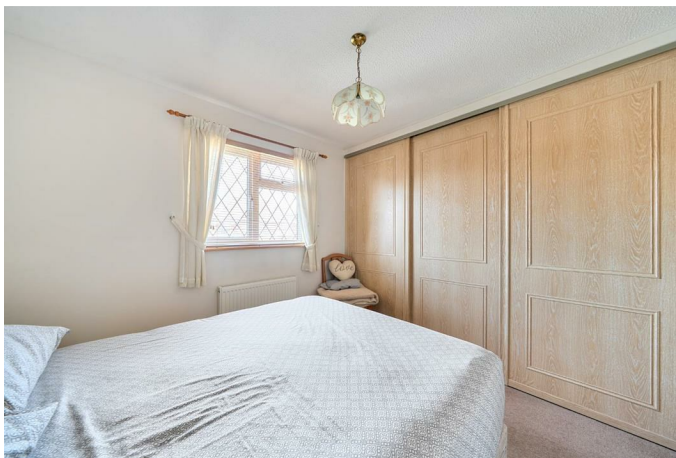
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernard's 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. Bernard's 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**  
Bernard's 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 |         |           |
| EU Directive 2002/91/EC                     | 71      | 77        |
| England & Wales                             |         |           |



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