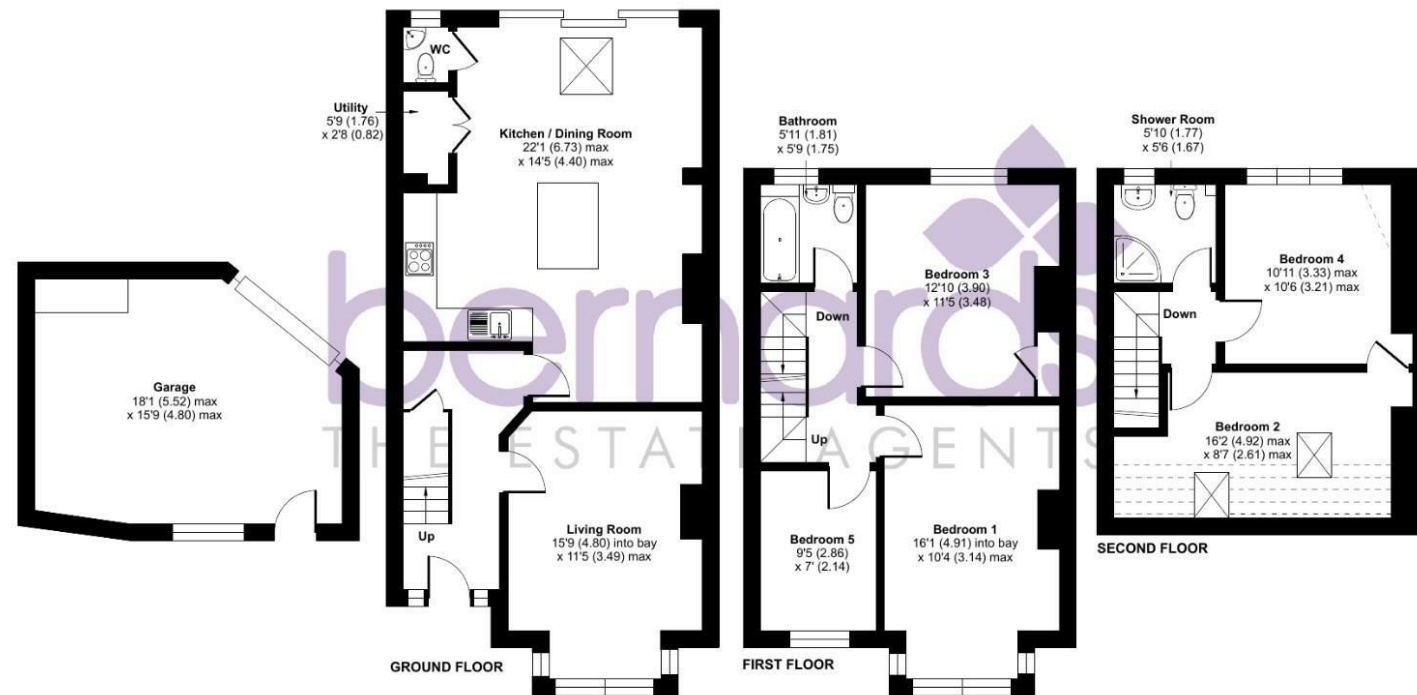




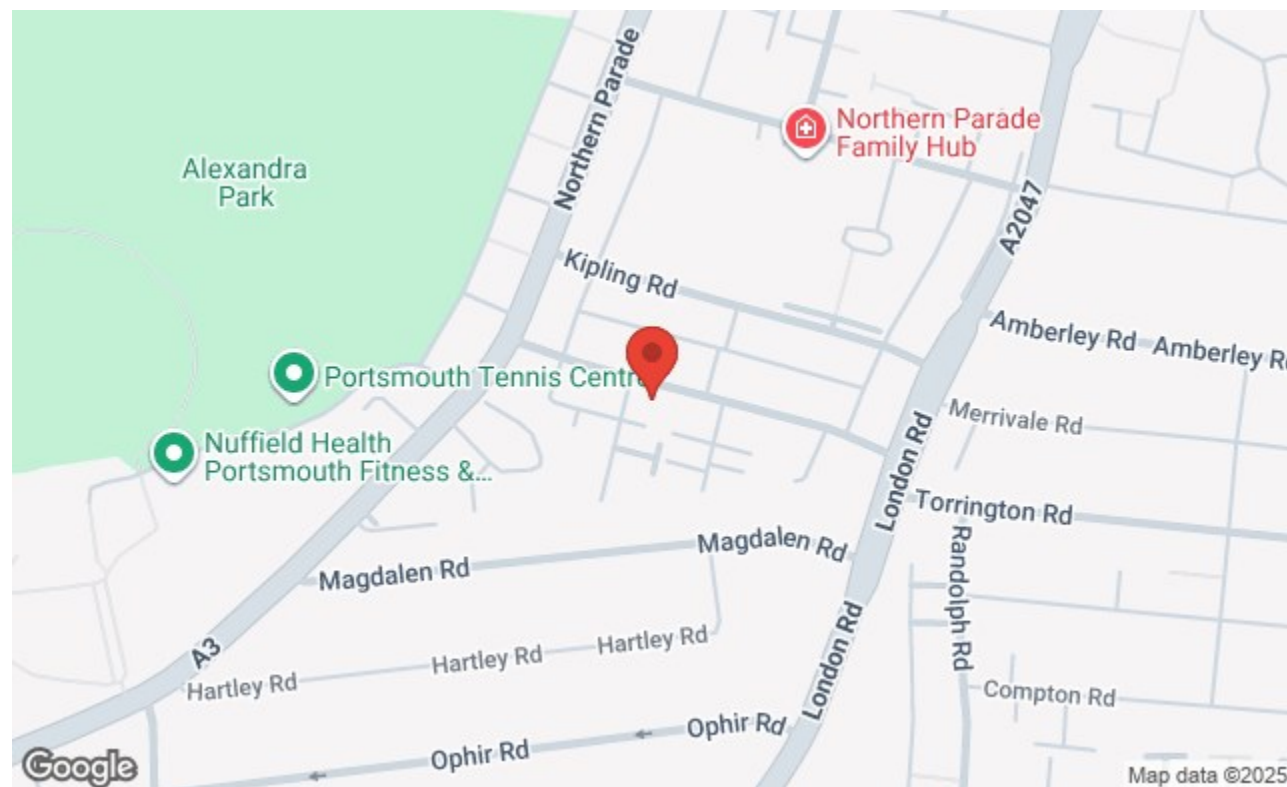
## Meredith Road, Portsmouth, PO2

Approximate Area = 1390 sq ft / 129.1 sq m  
Limited Use Area(s) = 55 sq ft / 5.1 sq m  
Garage = 235 sq ft / 21.8 sq m  
Total = 1680 sq ft / 156 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1373788



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



Guide Price £425,000

Meredith Road, Portsmouth PO2 9NL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIVE BEDROOMS
- ❖ DOUBLE GARAGE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ MODERN LOUNGE
- ❖ TWO BATHROOMS
- ❖ UTILITY ROOM & WC
- ❖ SOUTH FACING GARDEN
- ❖ FAMILY HOME
- ❖ SOUGHT AFTER LOCATION
- ❖ WELL PRESENTED THROUGHOUT

Step inside Meredith Road; this beautiful five-bedroom terraced house presents an ideal family home. With ample space for both relaxation and entertainment, this property is perfect for those seeking a comfortable and modern living environment.

Upon entering, you will be greeted by a spacious lounge leading through to the contemporary open-plan kitchen diner, featuring a stylish island that serves as a focal point for family gatherings and culinary adventures. The design promotes a seamless flow between cooking and dining, making it an inviting space for both everyday meals and special occasions.

The property boasts five well-proportioned

bedrooms, providing plenty of room for family members or guests. The two bathrooms ensure convenience for busy mornings and offer a touch of luxury for unwinding after a long day.

One of the standout features of this home is the south-facing garden, which is perfect for enjoying the sunshine throughout the day. The garden is complemented by a double garage at the rear, providing valuable off road parking in this area!

This terraced house on Meredith Road is not just a property; it is a place where memories can be made. With its modern amenities and spacious layout, it is an excellent opportunity for families looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

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





# PROPERTY INFORMATION

**LIVING ROOM**  
15'8" x 11'5" (4.80 x 3.49)

**KITCHEN/DINER**  
22'0" x 14'5" (6.73 x 4.40)

**UTILITY**  
5'9" x 2'8" (1.76 x 0.82)

**BEDROOM ONE**  
16'1" x 10'3" (4.91 x 3.14)

**BEDROOM TWO**  
16'1" x 8'6" (4.92 x 2.61)

**BEDROOM THREE**  
12'9" x 11'5" (3.90 x 3.48)

**BEDROOM FOUR**  
10'11" x 10'6" (3.33 x 3.21)

**BEDROOM FIVE**  
9'4" x 7'0" (2.86 x 2.14)

**BATHROOM**  
5'11" x 5'8" (1.81 x 1.75)

**SHOWER ROOM**  
5'9" x 5'5" (1.77 x 1.67)

**GARAGE**  
18'1" x 15'8" (5.52 x 4.80)

**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		84
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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

