

Asking Price £220,000

Walden Road, Portsmouth PO2 8PJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ MODERN KITCHEN
- ❖ OPEN PLAN LOUNGE
- ❖ LOW MAINTENANCE GARDEN
- ❖ OUTBUILDING
- ❖ PERMIT PARKING
- ❖ IDEAL FIRST HOME
- ❖ IDEAL INVESTMENT

Situated in Walden Road, this delightful house presents an excellent opportunity for first-time buyers seeking a comfortable and modern living space. The property boasts two generously sized double bedrooms, providing ample room for relaxation and rest. The upstairs bathroom is conveniently located, ensuring privacy and ease of access for all residents.

The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed to meet the needs of contemporary living. It offers a perfect

space for culinary creativity and family gatherings. Adjacent to the kitchen, the spacious lounge invites you to unwind and entertain guests, creating a warm and welcoming atmosphere.

This property is not only practical but also exudes a sense of homeliness, making it an ideal first home for those looking to establish themselves in a vibrant community. With its thoughtful layout and modern amenities, this house on Walden Road is sure to impress. Don't miss the chance to make this lovely property your own.

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





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PROPERTY INFORMATION

LIVING ROOM
22'0" x 10'0" (6.72 x 3.05)

KITCHEN
11'9" x 7'11" (3.60 x 2.42)

BEDROOM ONE
12'6" x 10'4" (3.83 x 3.15)

BEDROOM TWO
10'11" x 7'11" (3.33 x 2.42)

BATHROOM
11'9" x 7'8" (3.59 x 2.36)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B

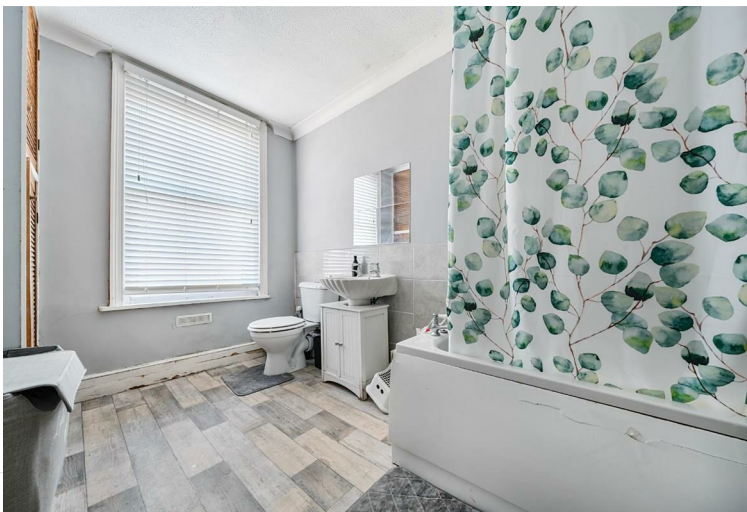
Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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		
England & Wales		
EU Directive 2002/91/EC		





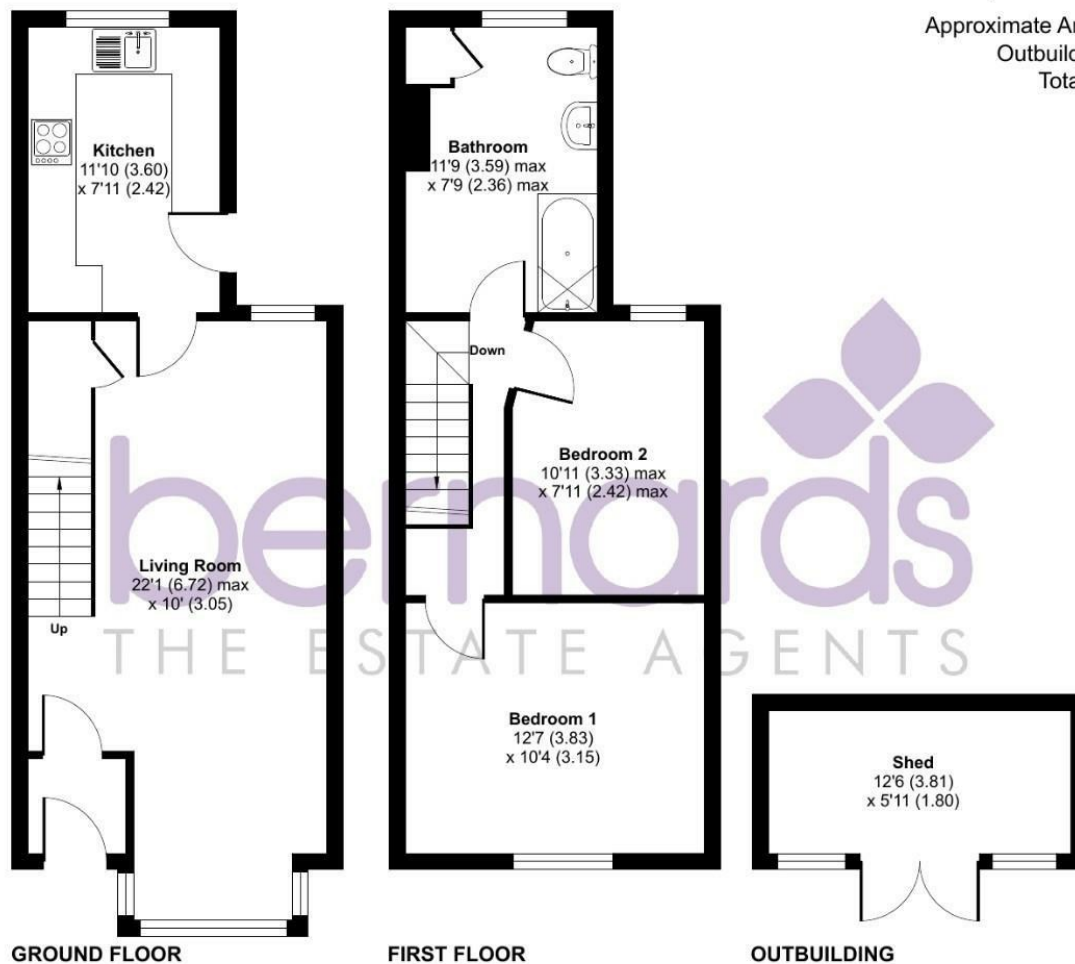
Walden Road, Portsmouth, PO2

Approximate Area = 754 sq ft / 70 sq m

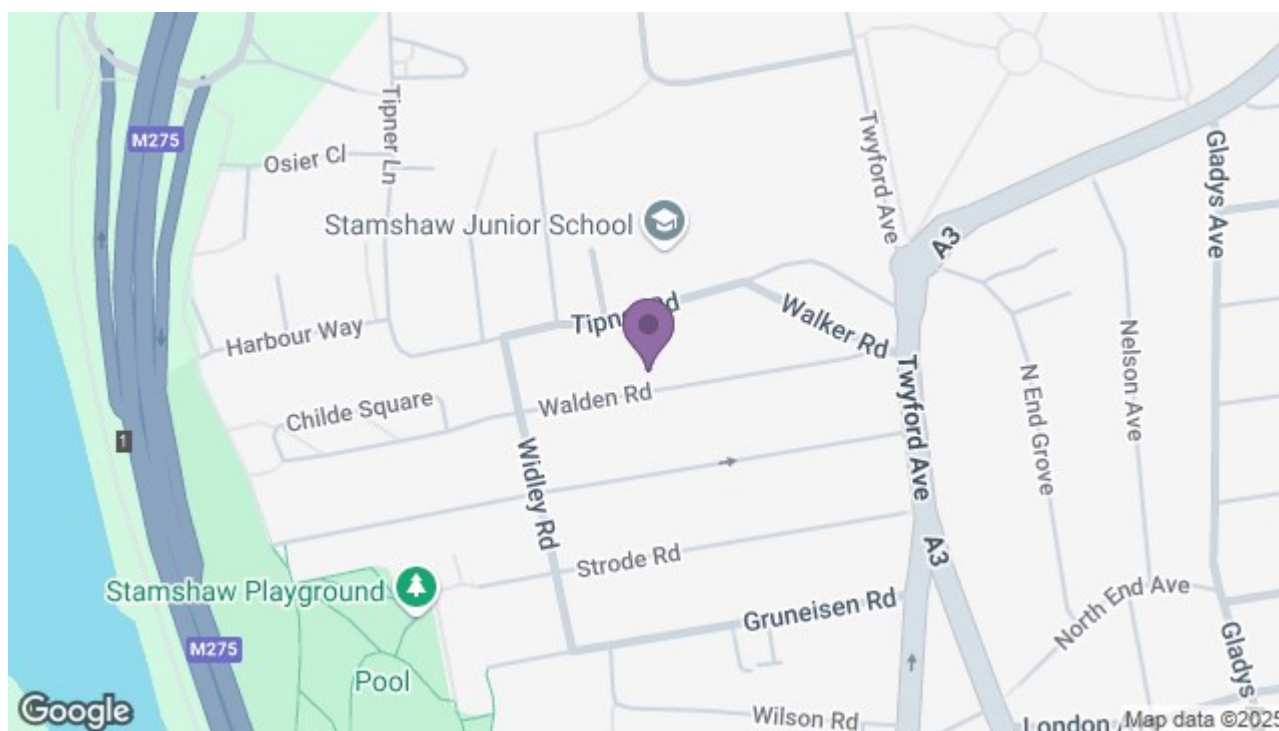
Outbuilding = 74 sq ft / 6.8 sq m

Total = 828 sq ft / 76.8 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1328254



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