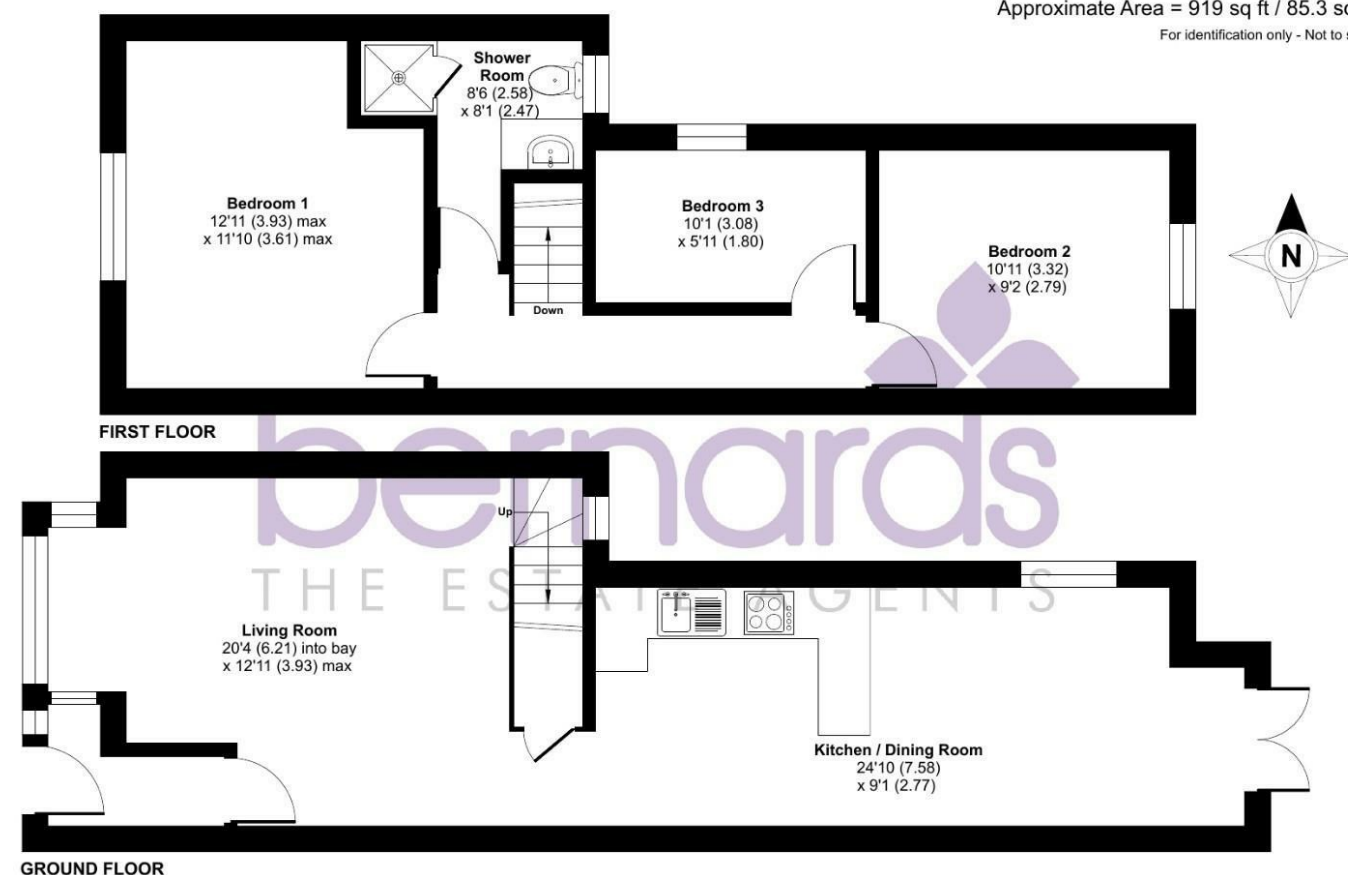
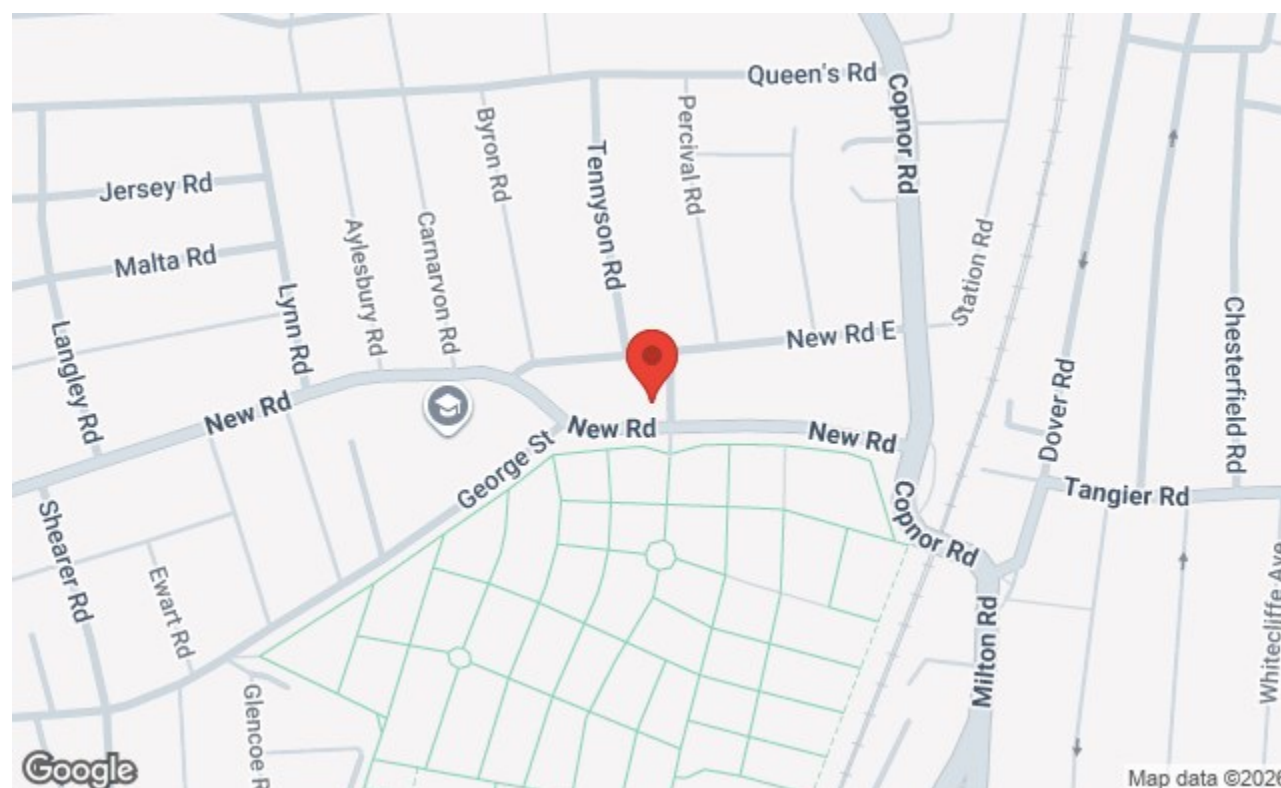


Northgate Avenue, Portsmouth, PO2

Approximate Area = 919 sq ft / 85.3 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1480988



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



Offers In Excess Of £260,000

Northgate Avenue, Portsmouth PO2 7RT

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ BRIGHT & AIRY LOUNGE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ WEST FACING GARDEN
- ❖ UPSTAIRS SHOWER ROOM
- ❖ BAY & FORECOURT
- ❖ NO FORWARD CHAIN
- ❖ RECENTLY DECORATED
- ❖ PERMIT PARKING
- ❖ IDEAL FIRST HOME

Guide price £265,000 - £270,000

Nestled on Northgate Avenue, this well presented terraced house presents an excellent opportunity for first-time buyers. The property boasts a bright and airy front aspect lounge that seamlessly flows into an open plan kitchen diner, creating a welcoming space perfect for both relaxation and entertaining.

With three well-proportioned bedrooms, this home offers ample

space for a small family or those looking to share. The upstairs shower room has been thoughtfully designed to provide convenience and comfort. Recently redecorated, the property is in pristine condition and ready for you to move in without delay.

This delightful home is ideally situated, making it a perfect first home for those looking to establish themselves in a great community. Don't miss the chance to make this lovely property your own.

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



PROPERTY INFORMATION

LIVING ROOM
20'4" x 12'10" (6.21 x 3.93)

KITCHEN/DINER
24'10" x 9'1" (7.58 x 2.77)

BEDROOM ONE
12'10" x 11'10" (3.93 x 3.61)

BEDROOM TWO
10'10" x 9'1" (3.32 x 2.79)

BEDROOM THREE
10'1" x 5'10" (3.08 x 1.80)

SHOWER ROOM
8'5" x 8'1" (2.58 x 2.47)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

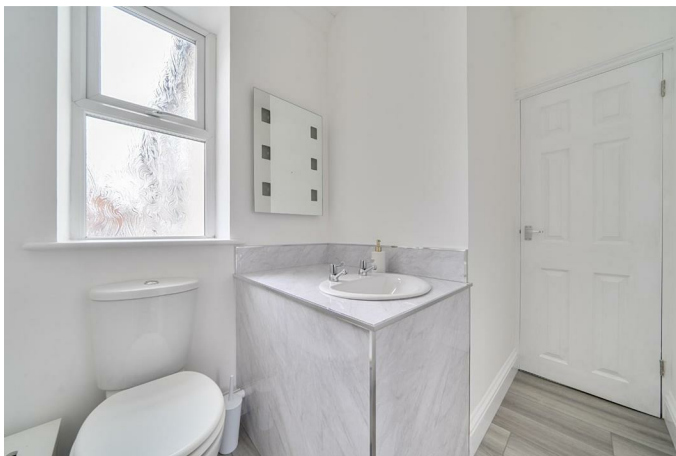
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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	70	77
England & Wales		



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