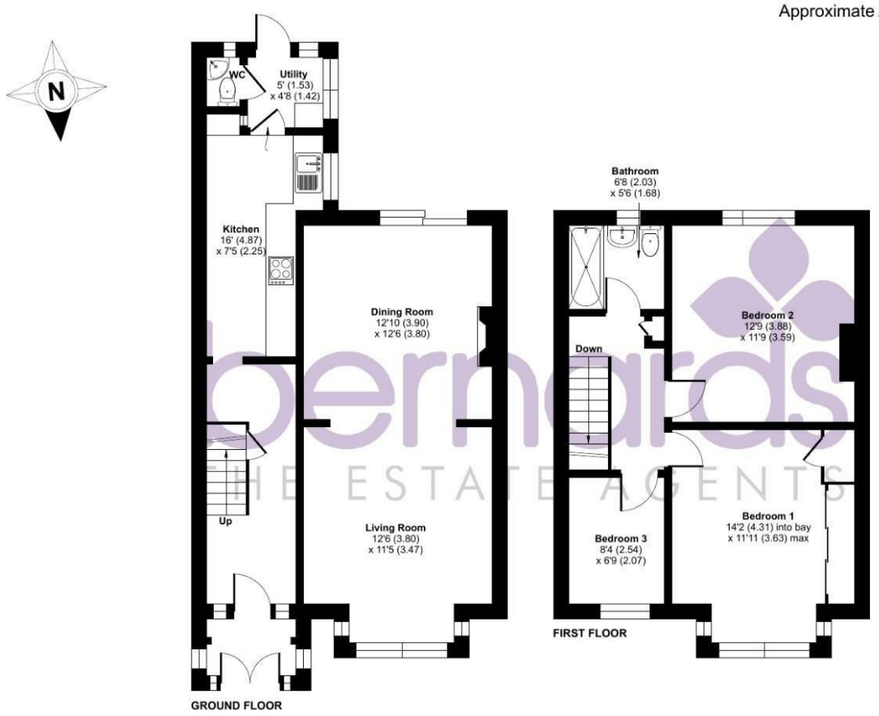
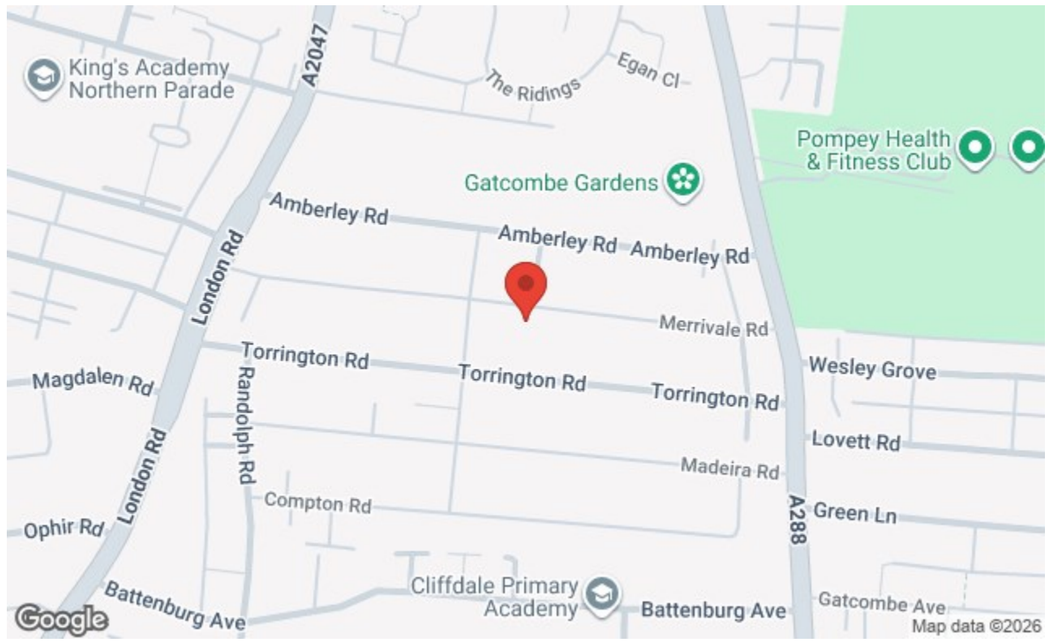
## Merrivale Road, Portsmouth, PO2

Approximate Area = 1089 sq ft / 101.1 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1457992





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


FOR SALE

## Offers In Excess Of £285,000

Merrivale Road, Portsmouth PO2 0TL

bernards THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- SEMI DETACHED HOUSE
- DOUBLE BAY & FORECOURT
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- DOWNSTAIRS WC & UTILITY SPACE
- OPNE PLANNED LIVING/DINING ROOMS
- FANTASTIC POTENTIAL
- PERFECT FOR BOTH FIRST TIME BUYERS & FAMILIES
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN

Situated along the ever-popular Merrivale Road in Hilsea, this three-bedroom semi-detached home offers fantastic potential and is available with no onward chain, making it an ideal purchase for first-time buyers & growing families..

The property boasts attractive double bay and forecourt appeal and internally offers spacious, well-proportioned accommodation throughout. On the ground floor, there is a welcoming entrance hallway leading through to generous open-plan living and dining rooms, creating an ideal space for both relaxing and entertaining. To the rear, the fitted kitchen provides access to a useful utility area and convenient downstairs WC.

Upstairs, the property continues to impress with three bedrooms, including two excellent-sized doubles, alongside a family bathroom.

Outside, the home benefits from a private rear garden offering excellent scope for landscaping or further improvement.

Located within easy reach of local schools, transport links, amenities, and motorway access, this property combines convenience with exciting potential to create a wonderful long-term home.

Early viewing is highly recommended to appreciate both the space and opportunity on offer.

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

# PROPERTY INFORMATION

**PORCH**

**ENTRANCE HALL**

**LIVING ROOM**
12'5" x 11'4" (3.80 x 3.47)

**DINING ROOM**
12'9" x 12'5" (3.90 x 3.80)

**KITCHEN**
15'11" x 7'4" (4.87 x 2.25)

**UTILITY & WC**

**GARDEN**

**FIRST FLOOR**

**BEDROOM ONE**
14'1" x 11'10" (4.31 x 3.63)

**BEDROOM TWO**
12'8" x 11'9" (3.88 x 3.59)

**BEDROOM THREE**
8'3" x 6'9" (2.54 x 2.07)

**BATHROOM**
6'7" x 5'6" (2.03 x 1.68)

## 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









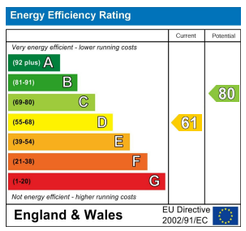













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