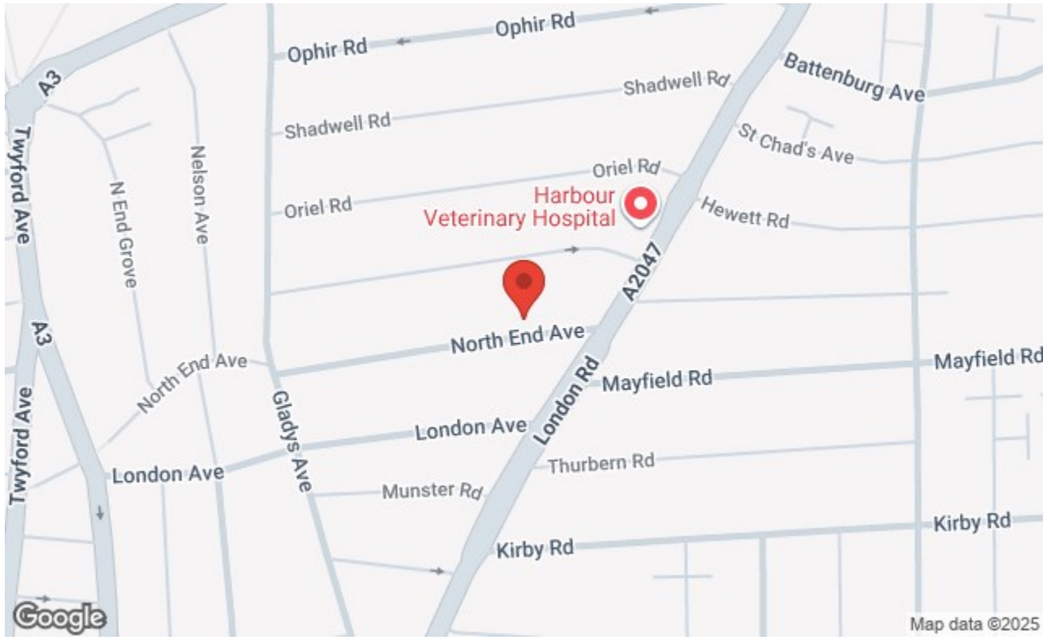
North End Avenue, Portsmouth, PO2

Approximate Area = 1912 sq ft / 177.6 sq m
Limited Use Area(s) = 212 sq ft / 19.6 sq m
Outbuildings = 101 sq ft / 9.3 sq m
Total = 2225 sq ft / 206.5 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 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1325197



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FOR SALE

Offers In Excess Of £400,000

North End Avenue, Portsmouth PO2 9EB

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HIGHLIGHTS

- LARGE SEMI DETACHED
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- PRIVATE GARDEN
- GREAT POTENTIAL
- FAMILY HOME
- DOUBLE BAY & FORECOURT
- NEUTRALLY DECORATED

Located in North End Avenue, this impressive semi-detached home offers a perfect blend of space and comfort, ideal for families or those seeking a generous living environment. With four well-proportioned double bedrooms, this property ensures ample room for relaxation and privacy.

The house boasts two bathrooms, providing convenience for busy mornings and accommodating guests with ease. The spacious living area is designed for both entertaining and everyday living, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

Step outside to discover the enclosed garden, a delightful outdoor space perfect for children to play or for hosting summer barbecues with friends. This private garden offers a tranquil retreat from the hustle and bustle of city life, allowing you to enjoy the fresh air in peace.

Located in a sought-after area, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Portsmouth. This large semi-detached house is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this wonderful house your new home.

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PROPERTY INFORMATION

LIVING ROOM
17'2" x 13'5" (5.24 x 4.10)

DINING ROOM
14'5" x 9'10" (4.40 x 3)

KITCHEN/BREAKFAST ROOM
20'0" x 11'6" (6.10 x 3.51)

GARDEN ROOM
5'7" x 4'2" (1.71 x 1.29)

BEDROOM ONE
17'4" x 17'2" (5.30 x 5.24)

BEDROOM TWO
14'0" x 10'4" (4.29 x 3.16)

BEDROOM THREE
13'5" x 11'6" (4.11 x 3.51)

BATHROOM
7'9" x 6'0" (2.37 x 1.83)

BEDROOM FOUR
16'0" x 10'4" (4.90 x 3.15)

SHOWER ROOM
9'7" x 5'5" (2.94 x 1.67)

OFFICE
9'11" x 6'6" (3.03 x 2)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

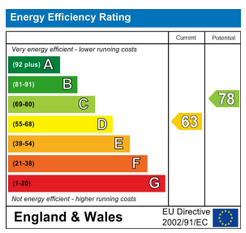
BAND : C

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.

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



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