Offers In Excess Of £270,000

London Avenue, Portsmouth PO2 8BW

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- BAY & FORECOURT
- THREE BEDROOMS
- LOFT ROOM
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SOUTH FACING GARDEN
- MODERN BATHROOM
- REFURBISHED THROUGHOUT
- PERMIT PARKING
- IDEAL FIRST HOME

This terraced house on London Avenue offers a perfect blend of modern living and comfort. Spanning an impressive 1,111 square feet, this property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will be greeted by a contemporary fitted kitchen that is both stylish and functional. The open layout allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere.

One of the standout features of this home is the loft room, which provides additional versatility. Whether you envision it as a home office or a quiet retreat, this space can be tailored to suit your needs.

The south-facing garden is a delightful outdoor space, ideal for enjoying sunny afternoons or hosting barbecues with friends and family. It offers a private sanctuary where you can unwind and relax.

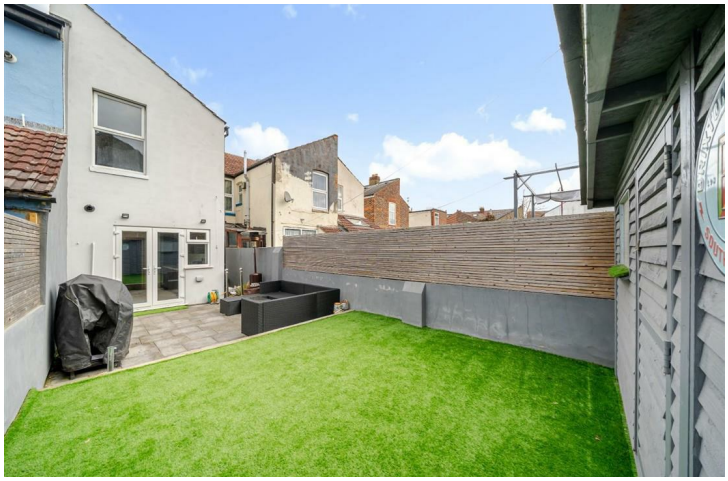
With its prime location in North End, you will find yourself conveniently close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Portsmouth.

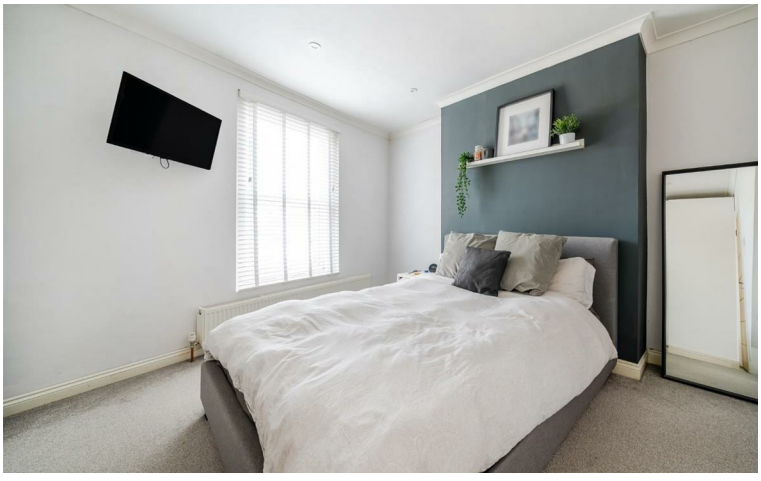
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PROPERTY INFORMATION

LIVING ROOM
15'3" x 10'5" (4.65 x 3.18)

DINING ROOM
10'7" x 7'3" (3.23 x 2.21)

KITCHEN
12'11" x 9'2" (3.95 x 2.80)

BEDROOM ONE
15'0" x 13'3" (4.59 x 4.06)

BEDROOM TWO
10'11" x 9'3" (3.33 x 2.84)

BEDROOM THREE
10'10" x 7'8" (3.32 x 2.35)

LOFT ROOM
13'10" x 13'5" (4.24 x 4.11)

Council Tax
The local authority is Portsmouth City Council.

BAND : B – £1,614.24

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.

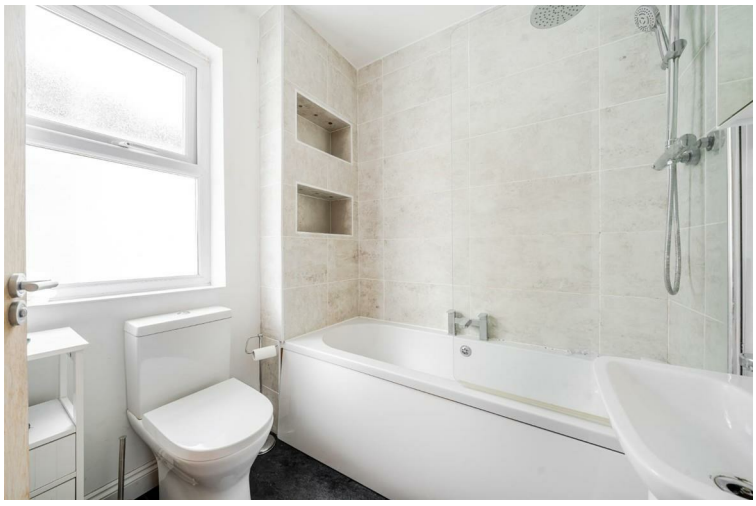
Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.

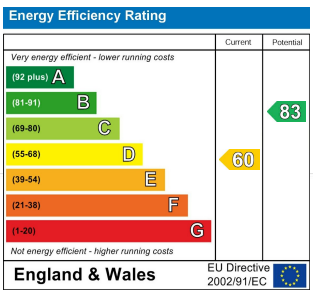
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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









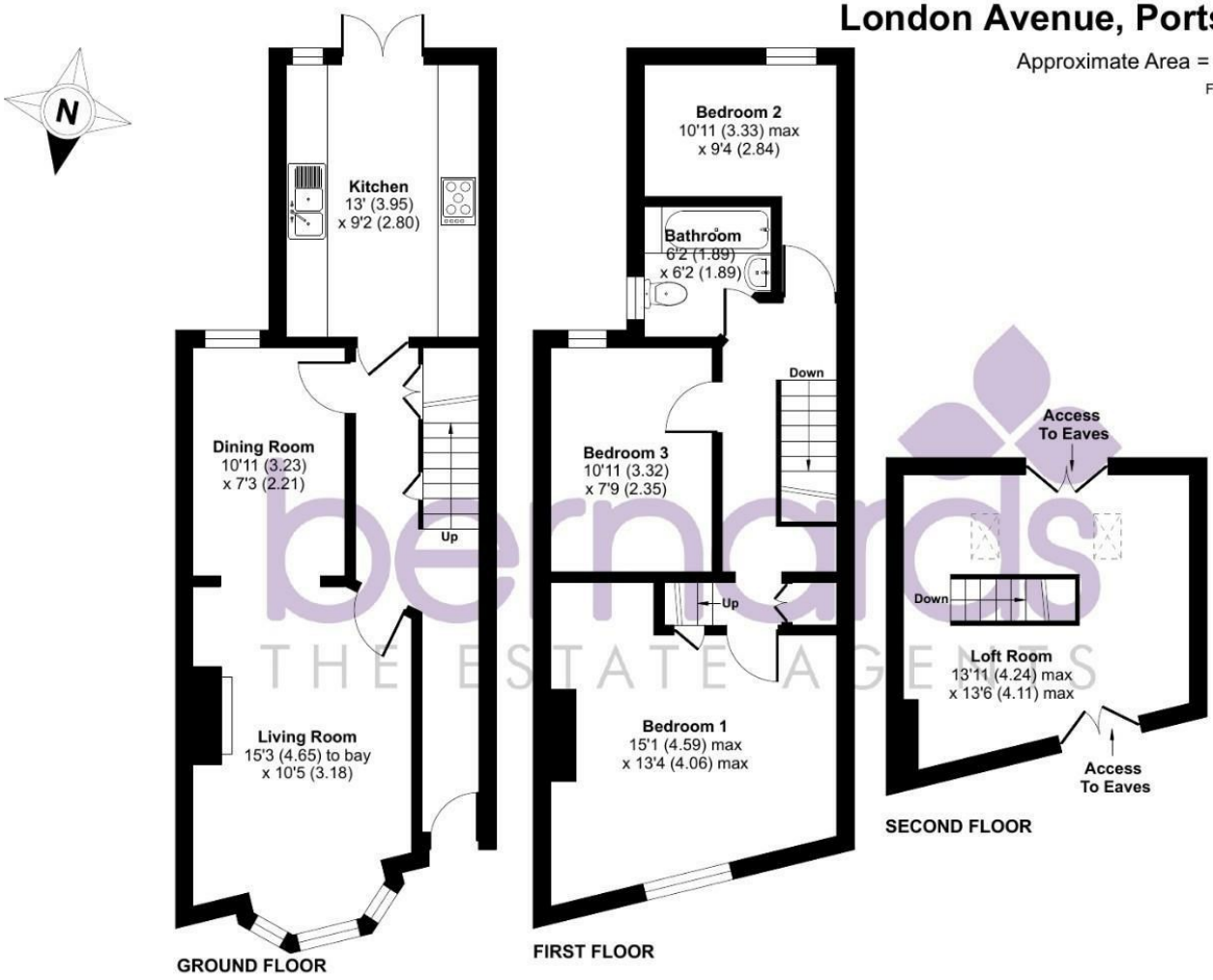


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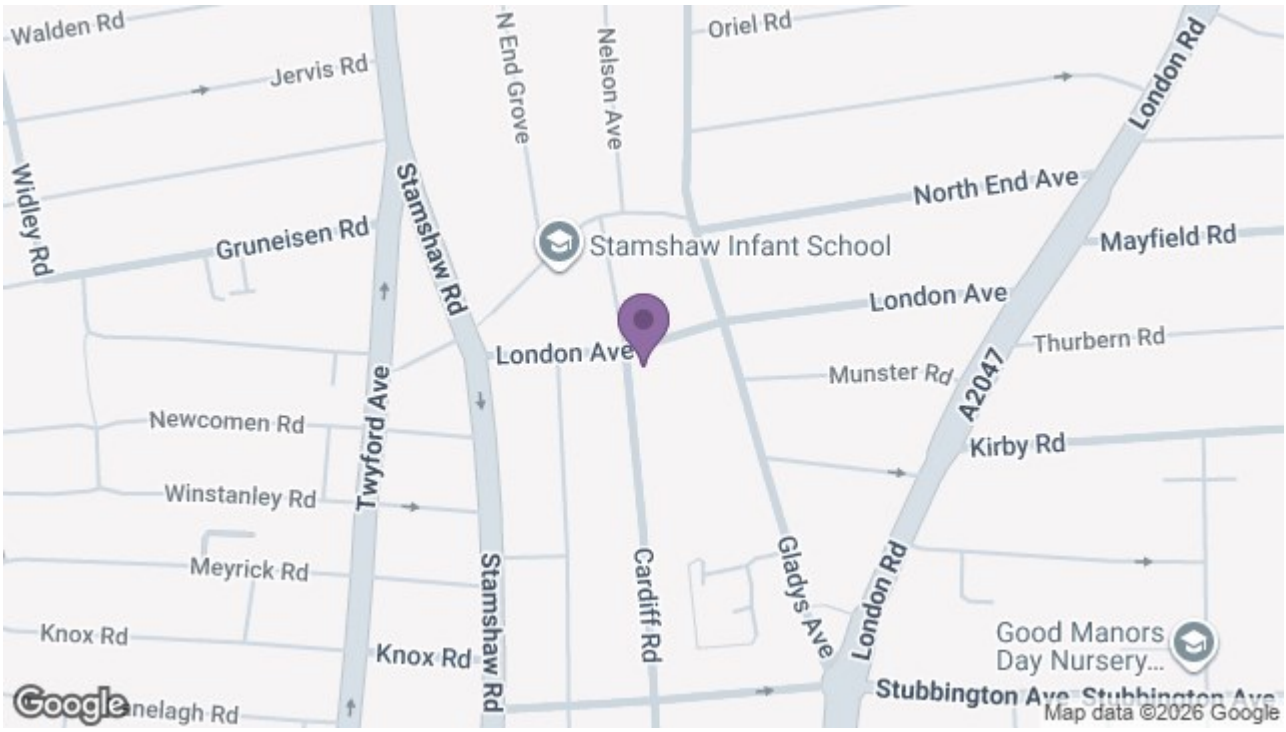
London Avenue, Portsmouth, PO2

Approximate Area = 1111 sq ft / 103.2 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: 1256303



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