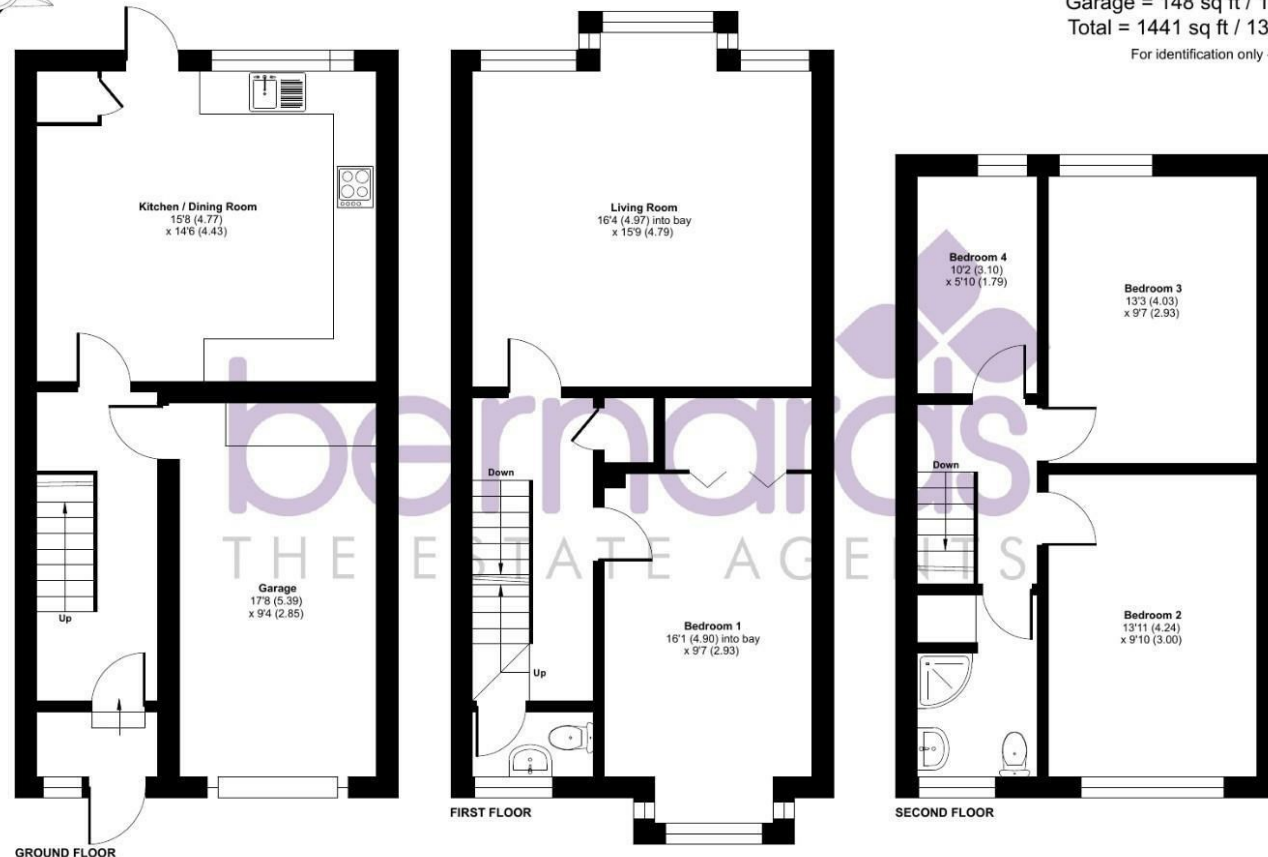




## Nutfield Place, Portsmouth, PO1

Approximate Area = 1293 sq ft / 120.1 sq m  
Garage = 148 sq ft / 13.7 sq m  
Total = 1441 sq ft / 133.8 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1471532



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



# Offers In Excess Of £300,000

## Nutfield Place, Portsmouth PO1 4JE



### HIGHLIGHTS

- ❖ TOWNHOUSE
- ❖ 4 BEDROOMS
- ❖ DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ LARGE KITCHEN
- ❖ SOUTH FACING GARDEN
- ❖ SPACIOUS LOUNGE
- ❖ SHOWER ROOM
- ❖ ADDITIONAL WC
- ❖ CENTRAL LOCATION

Situated in Nutfield Place, this well presented four-bedroom townhouse offers a perfect blend of comfort and modern living. The property boasts a spacious kitchen located on the ground floor, which opens out to a lovely south-facing garden, providing an ideal space for outdoor relaxation and entertaining.

The bright and airy lounge is situated on the first floor, creating a welcoming atmosphere for family gatherings or quiet evenings in. This level also features the master bedroom, complete with a convenient WC, ensuring privacy and ease of access.

Venturing to the second floor, you will find three additional well-proportioned bedrooms, along with a stylish shower room, making it perfect for families or those who enjoy having guests.

Parking is a breeze with a driveway accommodating two vehicles, as well as an integral garage that provides further convenience.

This townhouse is not just a house; it is a home that offers ample space and a warm environment, making it an excellent choice for families or anyone seeking a comfortable living space in a vibrant community. With its thoughtful layout and desirable features, this property is sure to impress.

Call today to arrange a viewing

02392 728090

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# PROPERTY INFORMATION

**KITCHEN/DINER**  
15'7" x 14'6" (4.77 x 4.43)

**GARAGE**  
17'8" x 9'4" (5.39 x 2.85)

**BEDROOM ONE**  
16'0" x 9'7" (4.90 x 2.93)

**LIVING ROOM**  
16'3" x 15'8" (4.97 x 4.79)

**BEDROOM TWO**  
13'10" x 9'10" (4.24 x 3)

**BEDROOM THREE**  
13'2" x 9'7" (4.03 x 2.93)

**BEDROOM FOUR**  
10'2" x 5'10" (3.10 x 1.79)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND** : B £1,696.27

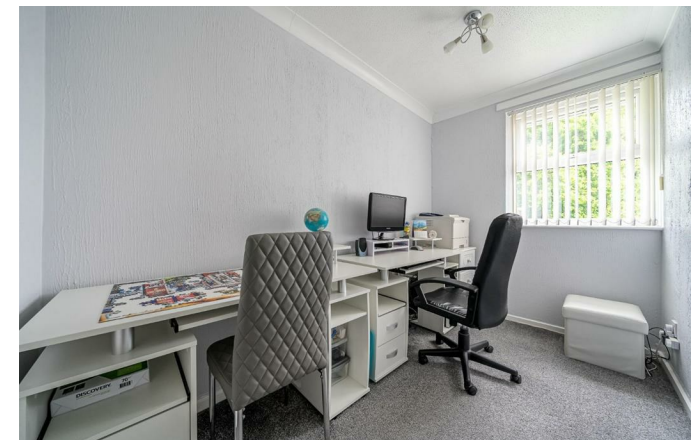
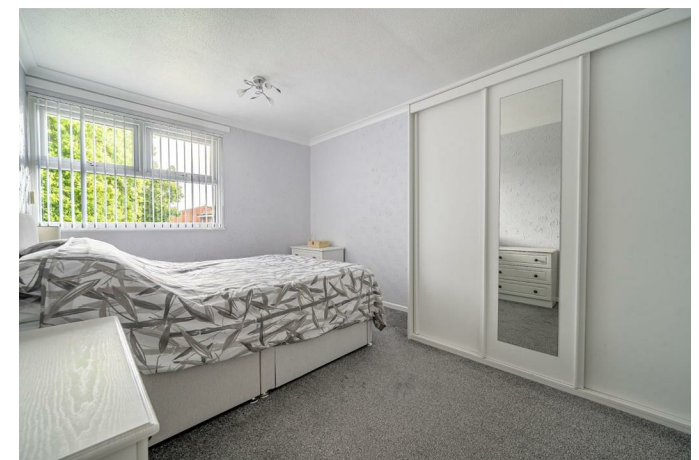
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**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		83	83
(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			
England & Wales			



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