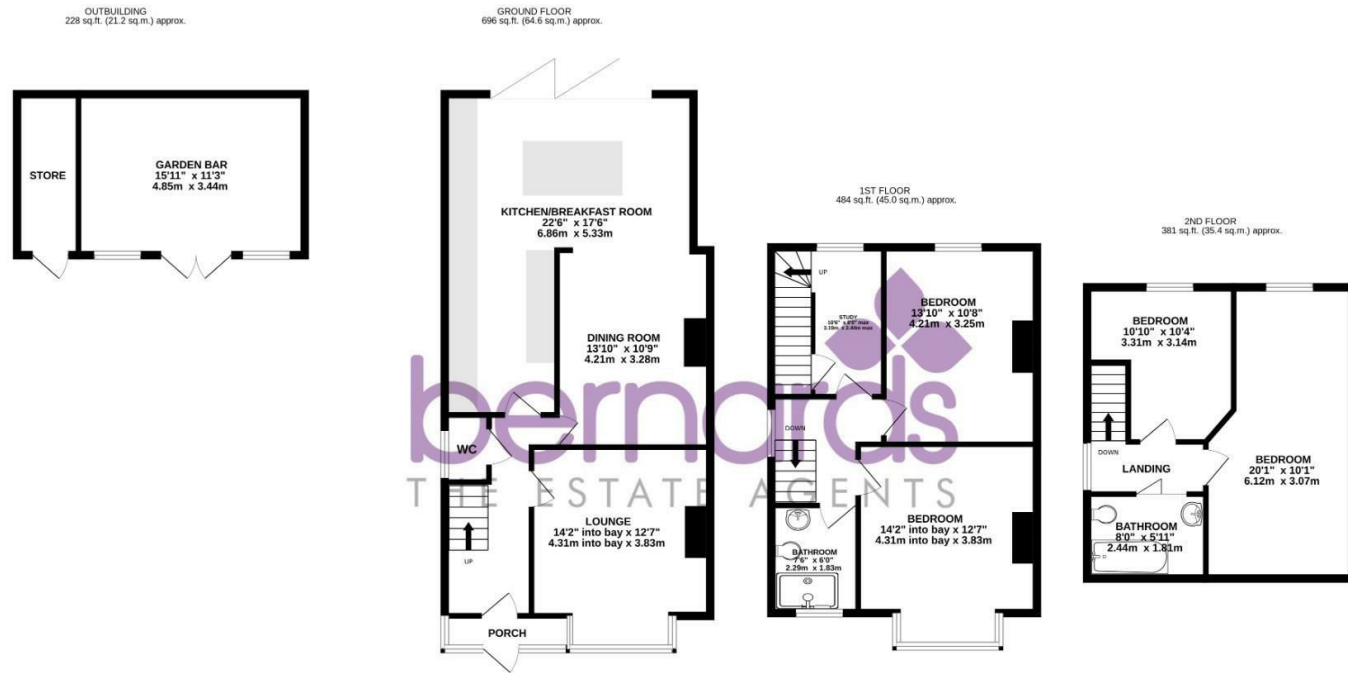


FOR SALE

Offers Over £375,000

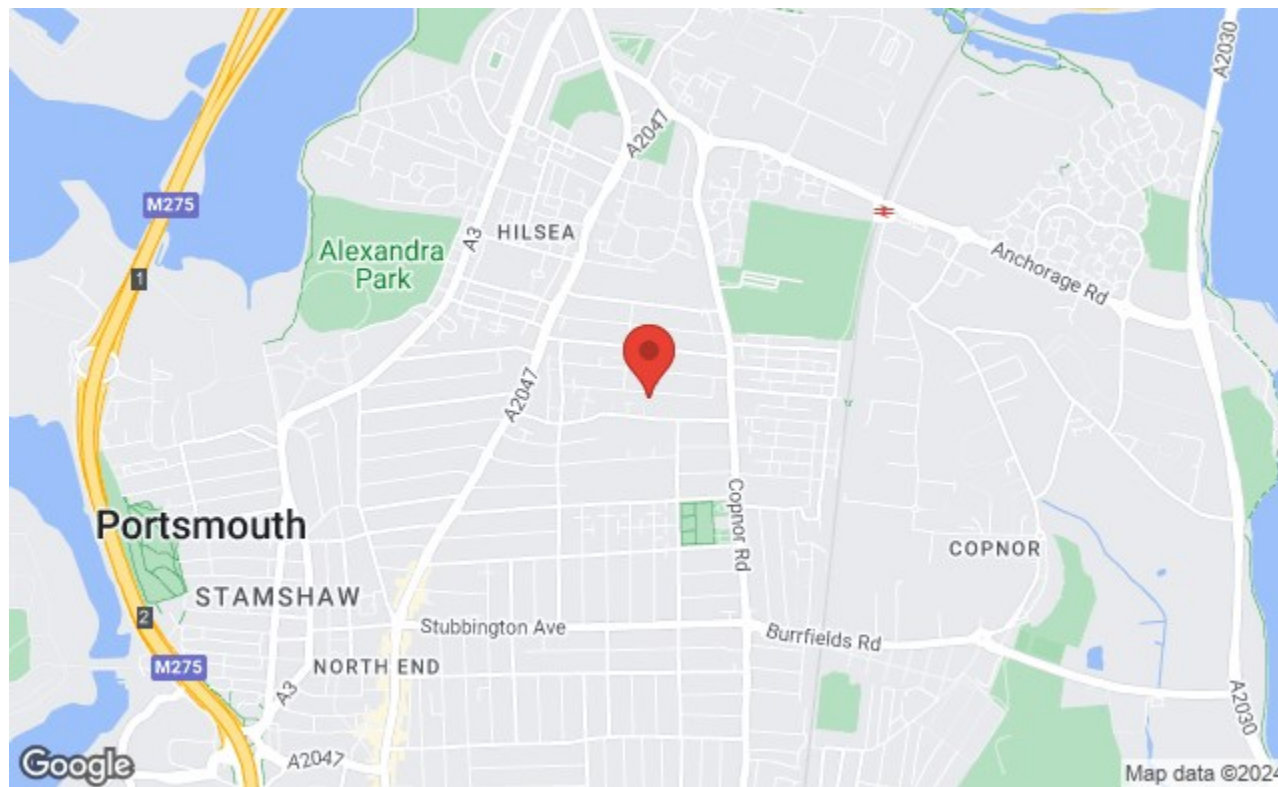
Compton Road, Portsmouth PO2 0SR

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1789 sq.ft. (166.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



4 2 2

HIGHLIGHTS

- SEMI DETACHED HOME
- FOUR DOUBLE BEDROOMS
- STUNNING KITCHEN/DINER
- OPEN PLANNED LIVING
- TWO BATHROOMS & WC
- GARDEN BAR
- HIGH SPEC THROUGHOUT
- FANTASTIC FAMILY HOME
- SOUTH FACING GARDEN
- CALL TO VIEW!!!!

\*\* FANTASTIC FAMILY HOME \*\* OPEN PLANNED LIVING/DINING \*\* GARDEN BAR \*\*

We are delighted to be able to bring to the sales market this stunning four bedroom, semi-detached family home situated in the sought after location of Compton Road, Copnor.

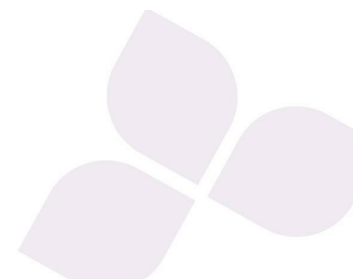
This property has been finished to a high standard and offers many benefits throughout with downstairs comprising of; WC, spacious living room with bay and the beautifully extended modern fitted kitchen/diner which flows through to further dining/sitting space. The rear of the property is flooded with natural light

coming in through both the bi-fold doors and the modern roof lantern.

The large south facing garden has been laid to a mix of paving slabs and artificial grass so it is very low maintenance. To the rear of the garden is the newly built bar which is the perfect space to have friends and family over. You also benefit from side access into the garden.

Going upstairs, the first floor benefits from two large double bedrooms, modern family bathroom and the study area with stairs to the extended second floor. On this floor you will find two further double bedrooms and the second bathroom.

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



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



# PROPERTY INFORMATION

## PORCH & ENTRANCE HALL

**LOUNGE**  
14'1" x 12'6" (4.31 x 3.83)

**KITCHEN/BREAKFAST ROOM**  
22'6" x 17'5" (6.86 x 5.33)

**DINING ROOM/SITTING ROOM**  
13'9" x 10'9" (4.21 x 3.28)

## GARDEN

**GARDEN BAR**  
15'10" x 11'3" (4.85 x 3.44)

## FIRST FLOOR LANDING

**BEDROOM ONE**  
14'1" x 12'6" (4.31 x 3.83)

**BEDROOM TWO**  
13'9" x 10'7" (4.21 x 3.25)

**BATHROOM**  
7'6" x 6'0" (2.29 x 1.83)

## STUDY AREA

## SECOND FLOOR

**BEDROOM THREE**  
20'0" x 10'0" (6.12 x 3.07)

**BEDROOM FOUR**  
10'10" x 10'3" (3.31 x 3.14)

**BATHROOM**  
8'0" x 5'11" (2.44 x 1.81)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

**BAND : C – £1,760.67**

**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.

**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.

**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			
(92-100) A			80
(81-91) B			
(69-80) C		61	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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