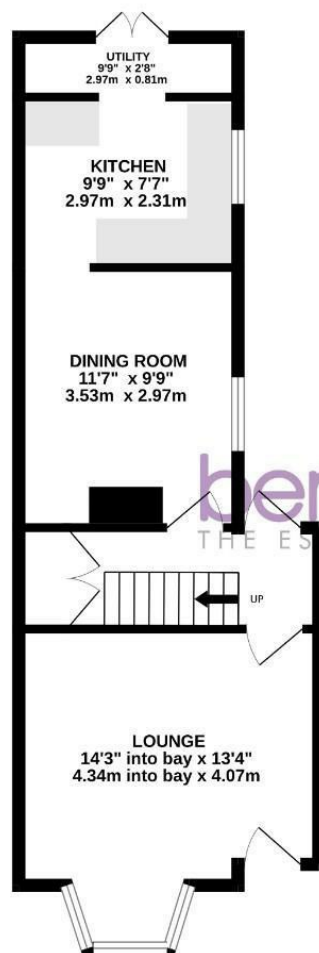


GROUND FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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: Metropac 10/2024

Guide Price £280,000



Ripley Grove, Portsmouth PO3 6NH

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THE ESTATE AGENTS



## HIGHLIGHTS

- BAFFINS LOCATION
- BAY & FORECOURT
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY SPACE
- UPSTAIRS BATHROOM
- WEST FACING GARDEN
- NEUTRALLY DECORATED
- PERFECT FIRST TIME PURCHASE

\*\* THREE DOUBLE BEDROOM FAMILY HOME \*\*

We are pleased to bring to the sales market this bay and forecourt, mid terraced house in the popular location of Ripley Grove, Baffins. Situated just a short walk from shops, Schools/College and Baffins Pond it is perfect for those looking to buy their first home, or step up on the property ladder.

This home offers spacious rooms throughout and is neutrally decorated, making it a blank canvass for the new owner to add their own stamp. The downstairs consists of a living room to the front which is a great size. You then have a separate dining room and fitted kitchen, but if you prefer the open plan look, there is

potential to open it up to create a more versatile dining space. There is also a utility area, tucked away at the end of the kitchen.

The west facing garden is low maintenance, with a mixture of brick paving and lawn, with a pond featuring towards the rear of the garden.

Upstairs, you benefit from three double bedrooms, with fitted wardrobes in the master, and the three piece family bathroom.

To arrange an internal viewing of this property, please contact the Portsmouth Branch on 02392 728090.

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



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





# PROPERTY INFORMATION

**LOUNGE**  
14'2" x 13'4" (4.34 x 4.07)

**DINING ROOM**  
11'6" x 9'8" (3.53 x 2.97)

**KITCHEN**  
9'8" x 7'6" (2.97 x 2.31)

**UTILITY**  
9'8" x 2'7" (2.97 x 0.81)

**BEDROOM ONE**  
13'3" x 11'6" (4.06 x 3.53)

**BEDROOM TWO**  
11'6" x 7'0" (3.53 x 2.15)

**BEDROOM THREE**  
9'10" x 7'8" (3.00 x 2.36)

**BATHROOM**  
7'4" x 4'11" (2.24 x 1.50)

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

**BAND:** C – £1,760.67

**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**  
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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82-91) <b>A</b>	84
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(44-54) <b>D</b>	
(29-43) <b>E</b>	
(15-28) <b>F</b>	
Not energy efficient - higher running costs (1-14) <b>G</b>	
63	

EU Directive 2002/91/EC  
England & Wales



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