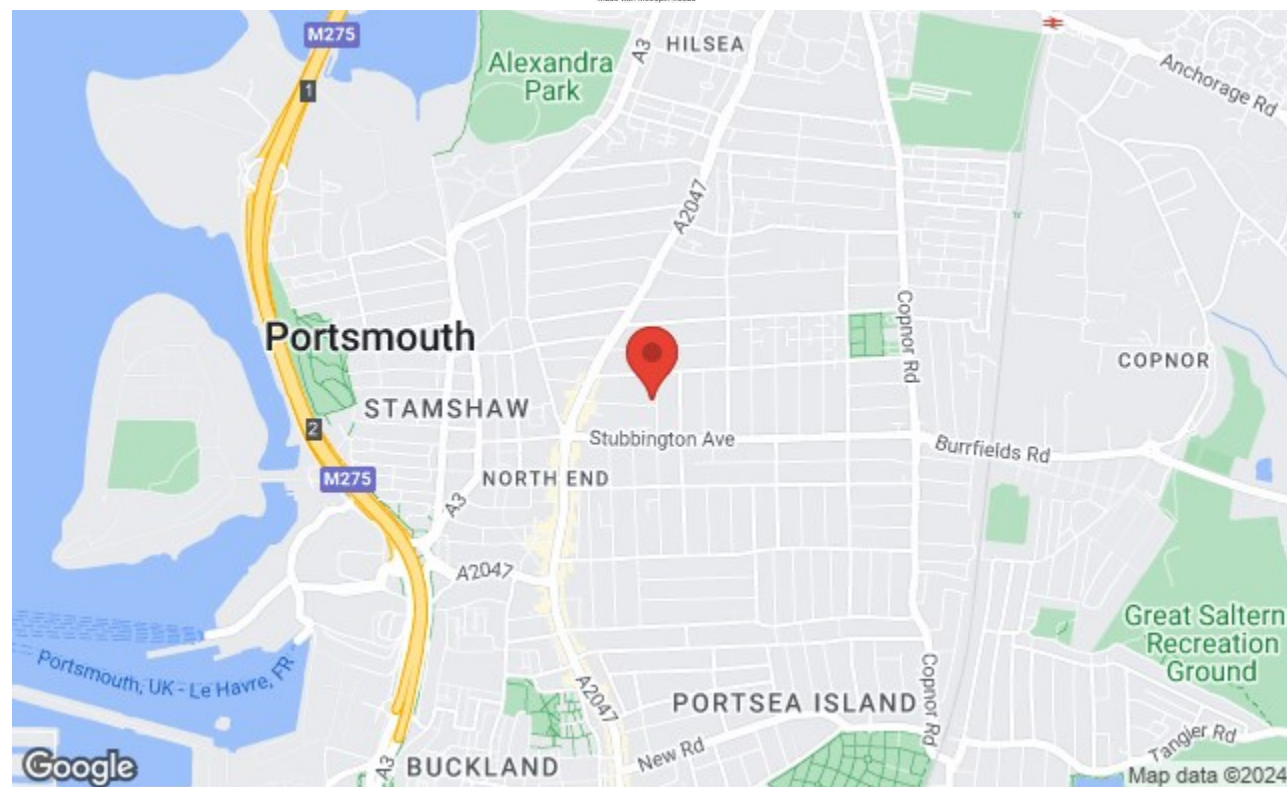


TOTAL FLOOR AREA: 1892 sq ft (174.8 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
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Guide Price £450,000

Montague Road, Portsmouth PO2 0ND



## HIGHLIGHTS

- ❖ END TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ FOUR DOUBLE BEDROOMS
- ❖ MODERN OPEN PLANNED GARAGE (CONVERTED)
- ❖ MODERN THROUGHOUT
- ❖ UPSTAIRS MODERN BATHROOM
- ❖ STUNNING ORIGINAL FEATURES
- ❖ POTENTIAL NO CHAIN
- ❖ FANTASTIC FAMILY HOME

**\*\* POTENTIAL NO CHAIN \*\*  
 CONVERTED GARAGE \*\* FANTASTIC FAMILY HOME \*\***

We are delighted to bring to the sales market this beautifully presented, four bedroom family home located along Montague Road, North End.

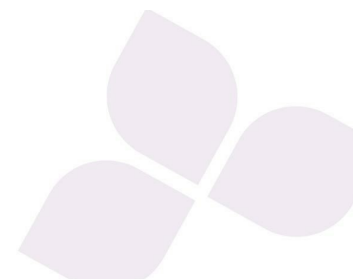
This End of terrace house has been wonderfully modernised throughout whilst keeping original features on show and keeping all of the character! This family home benefits from spacious rooms throughout with downstairs comprising; living room to the left of the entrance hall, to the right you have a modern open

planned kitchen/diner with double doors entering reception room two. Upstairs the space continues with four fantastic size double bedrooms and the modern family bathroom.

Externally, you have a low maintenance garden with access to the outbuilding which has the potential to be converted back to a garage providing further parking.

Please contact the Portsmouth Branch to arrange an internal viewing and really appreciate this family home and what it has to offer!!

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



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





# PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**  
15'8" x 14'11" (4.80 x 4.57)
- RECEPTION ROOM**  
15'7" x 11'8" (4.75 x 3.57)
- DINING ROOM**  
15'8" x 10'6" (4.78 x 3.21)
- KITCHEN**  
11'11" x 11'10" (3.65 x 3.61)
- CONSERVATORY/LEAN TO**  
12'2" x 5'6" (3.73 x 1.68)
- WC**
- GARDEN**
- CONVERTED GARAGE**
- FIRST FLOOR LANDING**
- BEDROOM ONE**  
15'8" x 14'11" (4.80 x 4.57)
- BEDROOM TWO**  
12'5" x 12'2" (3.81 x 3.71)
- BEDROOM THREE**  
12'0" x 11'8" (3.68 x 3.58)
- BEDROOM FOUR**  
12'5" x 10'7" (3.81 x 3.23)

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.

**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.

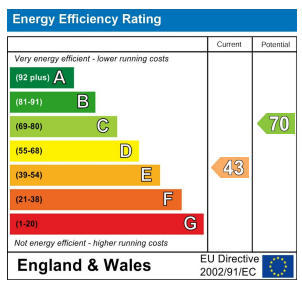
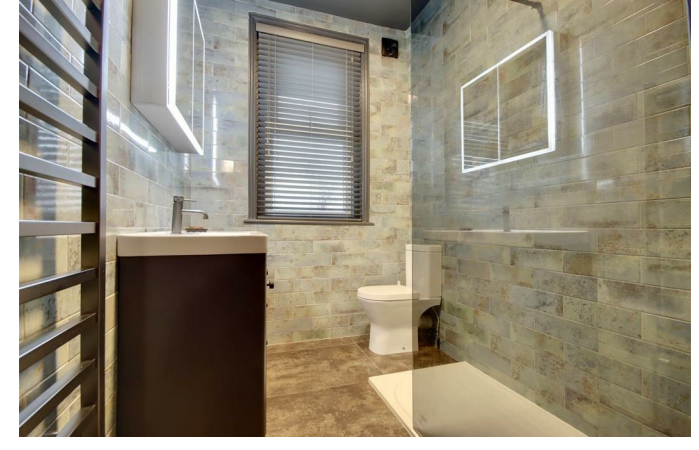
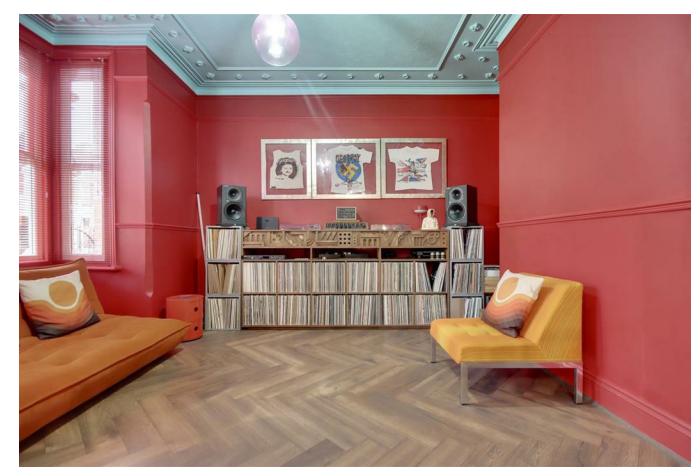
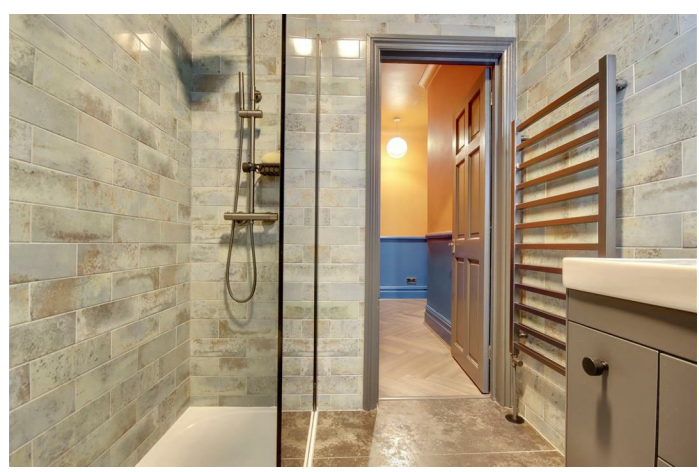
**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**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

**PORTSMOUTH 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



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