



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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 (2024)



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 t: 02392 728090



FOR SALE

Offers Over £250,000

Queens Road, Portsmouth PO2 7LU

bernards
 THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ MID-TERRACED
- ❖ BAY&FORECOURT
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ UPSTAIRS W/C
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ GREAT INVESTMENT
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

*****THREE BEDROOM FAMILY HOME*****

We are thrilled to welcome to the sales market, this three bedroom terraced house located in the sought after area of Queens Road, within close proximity of local amenities.

This property would make the perfect purchase for first time buyers, families and investors alike needing no work!

The property boasts two very spacious reception rooms that lead through to the kitchen.

The modern fitted kitchen is finished to

a very good standard and has space and plumbing for appliances. It is through the kitchen, you have access to the modern bathroom suite.

Upstairs you will find three bedrooms all of which are flooded with natural light from the double glazed windows and an upstairs W/C.

The spacious rear garden benefits from laid lawn.

The whole house is neutrally decorated and would make a perfect purchase for first time buyers and investors alike, so we strongly recommend booking an early viewing to avoid disappointment

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



PROPERTY INFORMATION

LOUNGE
14'6" x 13'6" (4.44 x 4.12)

DINING ROOM
11'8" x 10'7" (3.58 x 3.25)

KITCHEN
14'4" x 12'9" (4.39 x 3.91)

BATHROOM
8'5" x 7'10" (2.59 x 2.39)

BEDROOM ONE
13'5" x 11'10" (4.09 x 3.63)

BEDROOM TWO
3.61x3.23

W/C
5'0" x 3'4" (1.53 x 1.02)

BEDROOM THREE
8'5" x 7'1" (2.59 x 2.16)

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	81
EU Directive 2002/91/EC	
England & Wales	



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