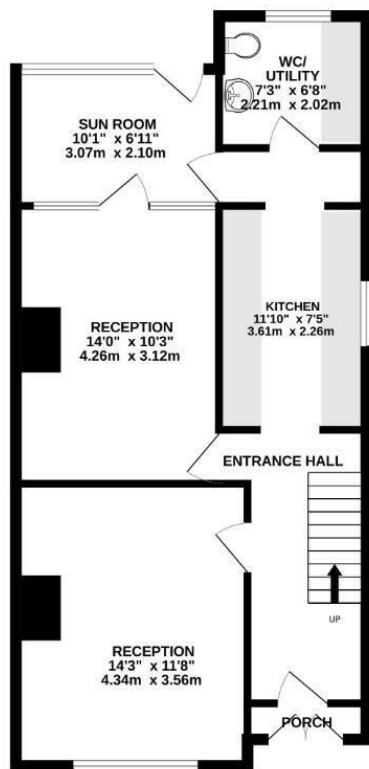


GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Offers In Excess Of £350,000

Eastwood Road, Portsmouth PO2 9QN



## HIGHLIGHTS

- FOUR BEDROOMS
- END-OF-TERRACE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- TWO BATHROOMS
- GARAGE
- THE WOOD ESTATE
- CENTRAL LOCATION
- GREAT SIZE FAMILY HOME
- A MUST SEE!

\*\*\*FOUR BEDROOMS...END-OF-TERRACE...GARAGE\*\*\*

We are delighted to welcome to the sales market, this spacious four bedroom property, situated on Eastwood Road, Portsmouth. The front exterior of the property sees a generous bay and forecourt.

Internally, the property is comprised of a front aspect lounge which is flooded with natural light from the large bay window. Moving towards the rear, the property sees an additional reception room, which functions ideally as a dining room, with access into the sunroom. The kitchen has plenty of

wall and base units, completing the ground floor is the utility/cloakroom.

The rear garden is low maintenance and has access through to the garage, side access.

Moving to the first floor, the property has three bedrooms two of which are doubles and a three-piece bathroom.

Accessed via stairs from the landing, the loft conversion sees a further large double bedrooms.

We strongly recommend booking a viewing!

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



# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'2" x 11'8" (4.34 x 3.56)

## DINING ROOM

13'11" x 10'2" (4.26 x 3.12)

## KITCHEN

11'10" x 7'4" (3.61 x 2.26)

## UTILITY ROOM

7'3" x 6'7" (2.21 x 2.02)

## SUNROOM

10'0" x 6'10" (3.07 x 2.10)

## BEDROOM ONE (LOFT)

18'10" x 12'5" (5.75 x 3.81)

## BEDROOM TWO

14'2" x 10'10" (4.34 x 3.32)

## BEDROOM THREE

13'11" x 11'8" (4.26 x 3.58)

## BEDROOM FOUR

6'11" x 6'11" (2.13 x 2.13)

## BATHROOM

7'8" x 5'11" (2.36 x 1.82)

## 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.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

## REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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	
43	72
EU Directive 2002/91/EC	
England & Wales	

Scan here to see all our properties for sale and rent



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