

FOR SALE

Offers In Excess Of £350,000

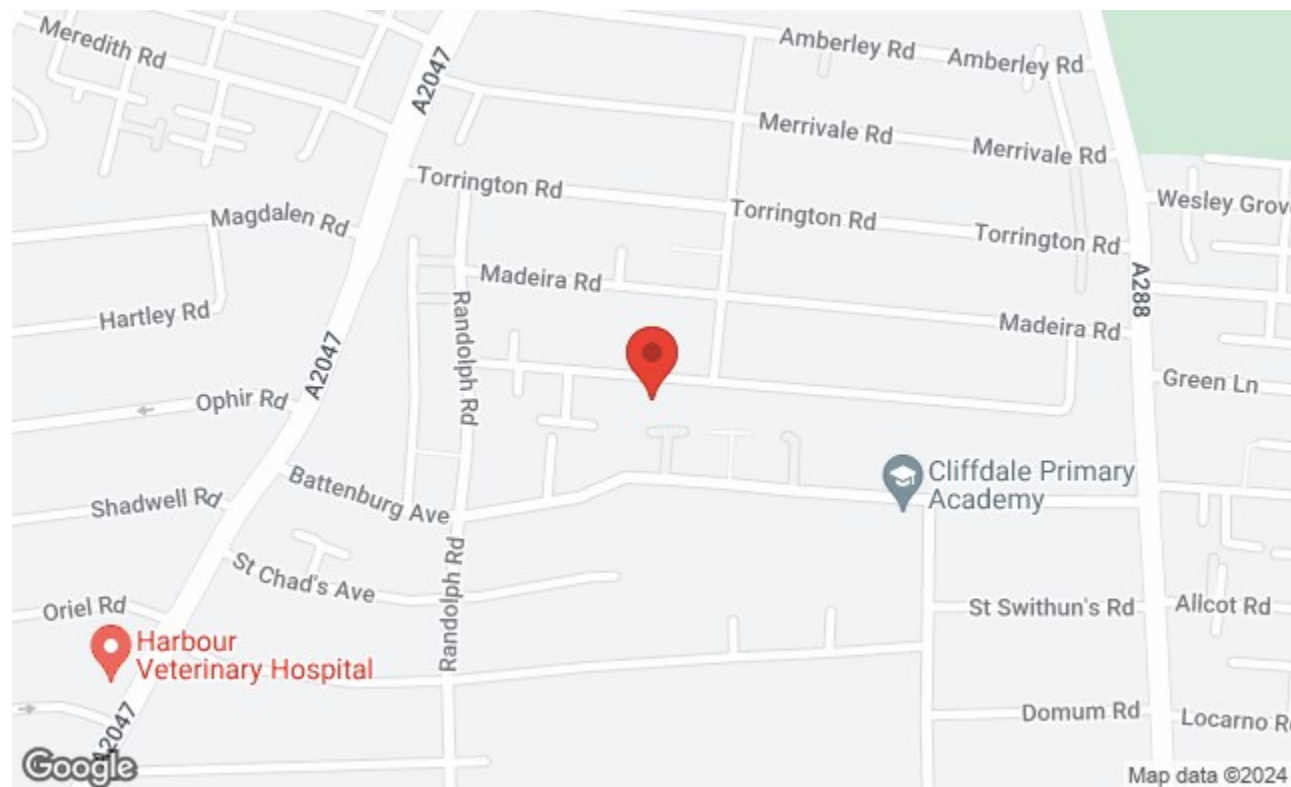
Compton Road, Portsmouth PO2 0SS

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1613 sq.ft. (149.8 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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HIGHLIGHTS

- ❖ MID TERRACED
- ❖ LARGE GARAGE
- ❖ FIVE BEDROOMS
- ❖ THREE BATHROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ UTILITY ROOM
- ❖ SOUTH FACING GARDEN
- ❖ APPROX 150 SQM
- ❖ PERFECT FAMILY HOME

** 5 BEDROOM HOME WITH OPEN PLAN LIVING AND OFF ROAD PARKING **

We are delighted to welcome to the sales market this five bedroom, terraced family home situated in the sought after location of Compton Road.

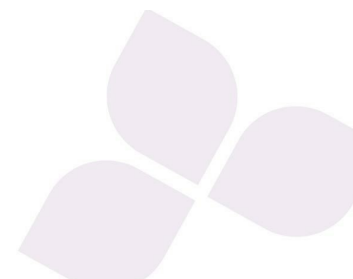
Entering the property through the porch, off of the hallway you have access into the front aspect lounge with bay window, and the modern fitted kitchen/diner which is open plan with further living space in the family room. The downstairs is completed by the utility and shower room. The large

south facing garden is laid to patio and lawn and to the rear of the garden you will find the large extended garage.

Going upstairs, the first floor benefits from two large double bedrooms, both boasting fitted wardrobes, the modern family bathroom and a single bedroom that also has integral storage. On the second floor you will find two further double bedrooms and the second bathroom.

We strongly recommend to arrange an internal viewing to fully appreciate the space that is on offer within this property, please call Bernards Portsmouth 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
13'1" x 12'5" (4.01 x 3.80)

KITCHEN/DINER
18'1" x 11'10" (5.53 x 3.63)

FAMILY ROOM
12'9" x 9'11" (3.91 x 3.04)

SHOWER ROOM
5'2" x 3'11" (1.58 x 1.20)

BEDROOM ONE
13'5" x 10'5" (4.09 x 3.18)

BEDROOM TWO
12'2" x 11'10" (3.71 x 3.63)

BEDROOM THREE
13'5" x 9'8" (4.09 x 2.97)

BEDROOM FOUR
10'11" x 9'4" (3.35 x 2.87)

BEDROOM FIVE
7'9" x 7'5" (2.38 x 2.28)

BATHROOM FIRST FLOOR
5'8" x 5'8" (1.73 x 1.73)

BATHROOM SECOND FLOOR
8'2" x 7'3" (2.50 x 2.21)

GARAGE
18'4" x 15'8" (5.61 x 4.80)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,760.67

CONVEYANCING

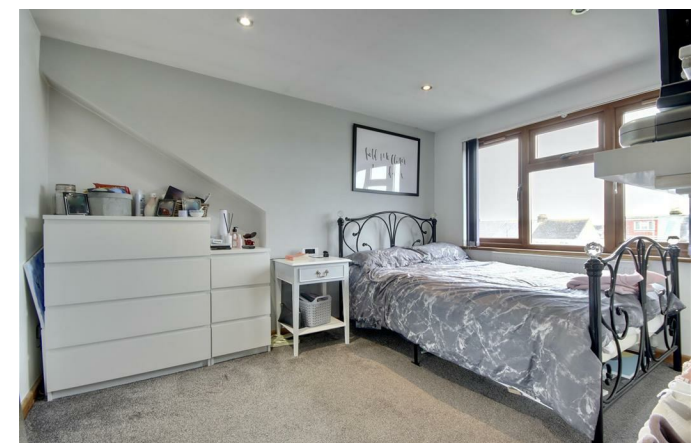
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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 ADVICE
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
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	
(81-91) B	
(69-80) C	
(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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