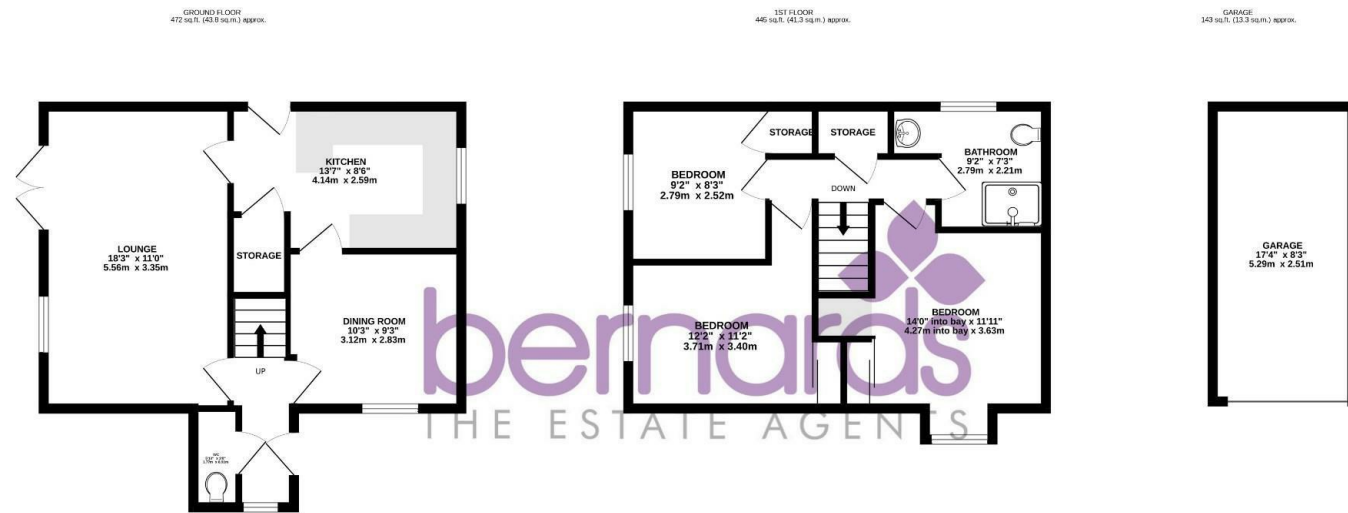


FOR SALE

Offers Over £400,000

Plumpton Gardens, Portsmouth PO3 5TZ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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



3 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE BEDROOMS
- ❖ 18FT LOUNGE
- ❖ TWO RECEPTION ROOMS
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ CLOAKROOM
- ❖ GREAT LOCATION
- ❖ CUL-DE-SAC
- ❖ A MUST SEE!

\*\*\*DETACHED HOME WITH DRIVEWAY AND GARAGE\*\*\*

We are delighted to welcome to the sales market this wonderful three bedroom detached property, located in the sought after area of Plumpton Gardens, Anorage Park.

The ground floor comprises of a fitted kitchen, separate dining room and spacious lounge which leads out to The South-West facing garden which has been extremely well maintained and laid to lawn

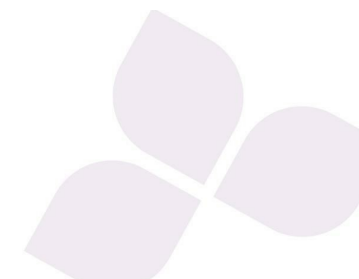
with side access to the garage. Completing the ground floor is the WC, which adds excellent practicality.

The first floor boasts three bedrooms which are all doubles in size and a modern three piece family bathroom.

To the front of the property we have parking for 2/3 cars, The garage measures over 18ft in length.

Please call Bernard to arrange your viewing 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**  
18'2" x 10'11" (5.56 x 3.35)

**KITCHEN**  
13'6" x 8'5" (4.14 x 2.59)

**DINING ROOM**  
10'2" x 9'3" (3.12 x 2.83)

**CLOAKROOM**

**BEDROOM ONE**  
14'0" x 11'10" (4.27 x 3.63)

**BEDROOM TWO**  
12'2" x 11'1" (3.71 x 3.40)

**BEDROOM THREE**  
9'1" x 8'3" (2.79 x 2.52)

**BATHROOM**  
9'1" x 7'3" (2.79 x 2.21)

**GARAGE**  
17'4" x 8'2" (5.29 x 2.51)

**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.

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

**BAND : D**

**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			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	



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

