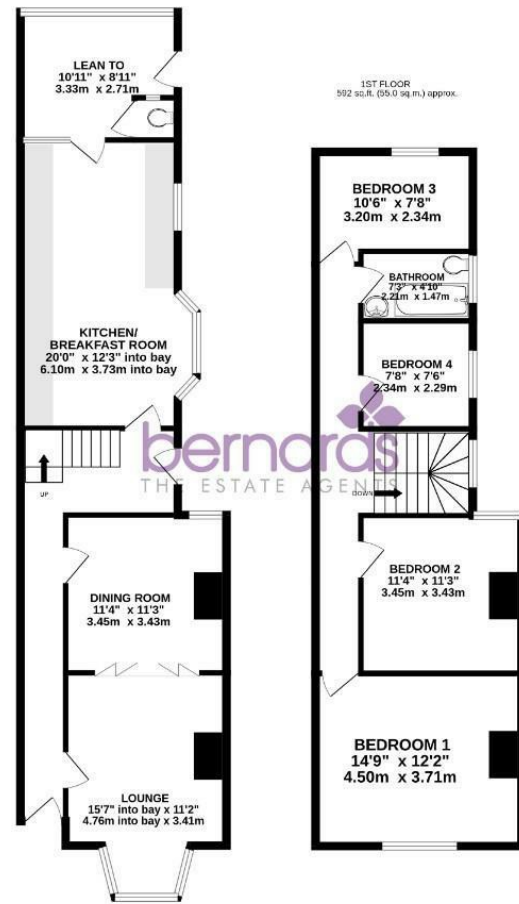


GROUND FLOOR
720 sq ft. (66.9 sq m.) approx.



TOTAL FLOOR AREA: 1312 sq ft. (121.9 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 £325,000

Gladys Avenue, Portsmouth PO2 9BD



HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ FOUR BEDROOMS
- ❖ LARGE KITCHEN/DINER
- ❖ WESTERLY FACING GARDEN
- ❖ HIGH CIELINGS
- ❖ CLOAKROOM
- ❖ OVER 120 SQM
- ❖ THREE RECEPTION ROOMS
- ❖ A GREAT SIZE FAMILY HOME
- ❖ A MUST SEE!

****FOUR BEDROOM TERRACED PROPERTY, OVER 120SQM****

We are delighted to introduce to the sales market, this beautiful four bedroom mid-terraced property in the highly sought after location of Gladys Avenue.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer.

Entering the property, you are greeted by a welcoming entrance hallway, you have access to the bright and airy sitting room which is flooded with light from the bay window and full of period features. Moving down the property we are greeted by the second of the three reception rooms.

The open plan kitchen/diner is a great space for entertaining benefiting from over 20ft of

living/dining space with a downstairs w/c, and a lean to with access in to the low maintenance, paved rear garden.

Moving back into the property and up to the first floor, you have four bedrooms three of which are doubles and a modern three-piece bathroom.

"the property is ideally placed for young active families , with leisure facilities, parks and a swimming pool just 02.miles along the road. And in answer to the parking issue, we always have the Mountbatten Centre as a place to park - which makes the property better placed for parking than many other Portsmouth streets.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing

02392 728090

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PROPERTY INFORMATION

LOUNGE
15'7" x 11'2" (4.76 x 3.41)

DINING ROOM
11'3" x 11'3" (3.45 x 3.43)

KITCHEN/BREAKFAST ROOM
20'0" x 12'2" (6.10 x 3.73)

LEAN TO
10'11" x 8'10" (3.33 x 2.71)

BEDROOM ONE
14'9" x 12'2" (4.50 x 3.71)

BEDROOM TWO
11'3" x 11'3" (3.45 x 3.43)

BEDROOM THREE
10'5" x 7'8" (3.20 x 2.34)

BEDROOM FOUR
7'8" x 7'6" (2.34 x 2.29)

BATHROOM
7'3" x 4'9" (2.21 x 1.47)

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.

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.



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	
56	82
EU Directive 2002/91/EC	
England & Wales	



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