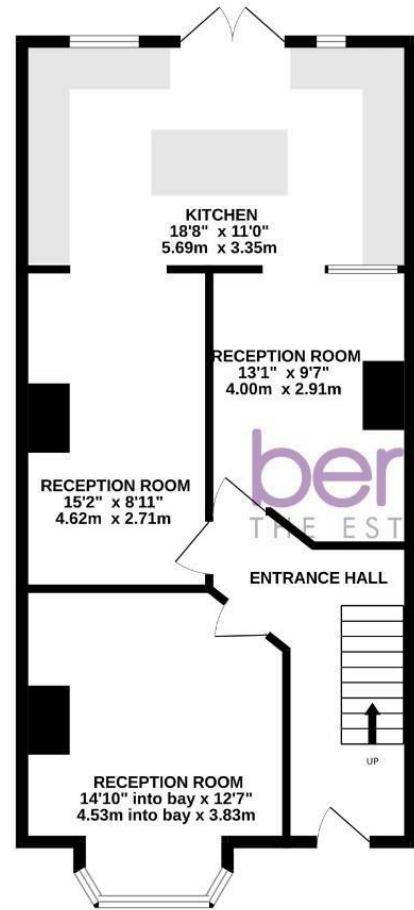
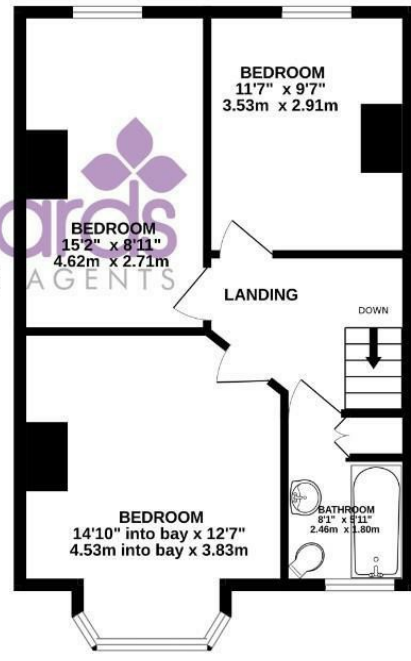


GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1200 sq.ft. (111.4 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



FOR SALE

£325,000

Fearon Road, Portsmouth PO2 0NJ

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 3 reception rooms

HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ MODERN UPSTAIRS BATHROOM
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FAMILY HOME
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CALL TO ARRANGE INTERNAL VIEWING

**** MODERN THROUGHOUT ****
THREE DOUBLE BEDROOMS **

We are pleased to bring to the market this mid terrace, double bay & forecourt home situated along the popular location of Fearon Road, North End.

This property has been well maintained throughout and finished immaculately ready for the next family to move in! Downstairs you have spacious rooms on offer comprising; living room with bay, and two further reception rooms. To

the rear of the house you have the open plan kitchen with island and patio doors opening out to the east facing garden.

Going upstairs the space continues with the benefit of three double bedrooms and the modern family bathroom.

To arrange your viewing on this lovely family home, please contact the Portsmouth Team on 02392 728090!

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
14'10" x 12'6" (4.53 x 3.83)

DINING ROOM
15'1" x 8'10" (4.62 x 2.71)

SITTING ROOM
13'1" x 9'6" (4.00 x 2.91)

KITCHEN
18'8" x 10'11" (5.69 x 3.35)

GARDEN

BEDROOM ONE
14'10" x 12'6" (4.53 x 3.83)

BEDROOM TWO
15'1" x 8'10" (4.62 x 2.71)

BEDROOM THREE
11'6" x 9'6" (3.53 x 2.91)

BATHROOM
8'0" x 5'10" (2.46 x 1.80)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

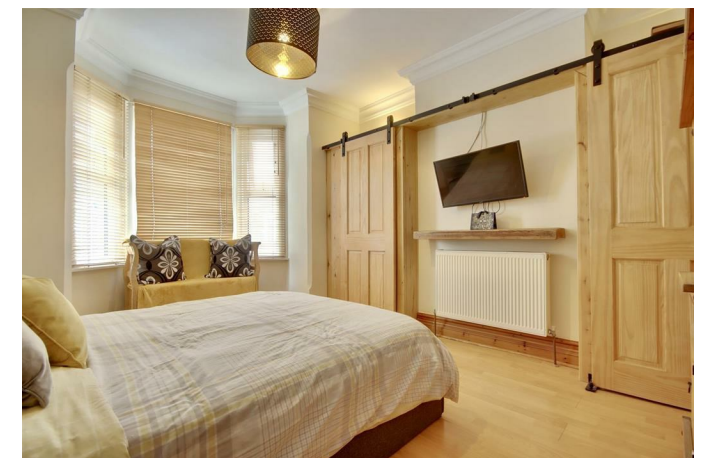
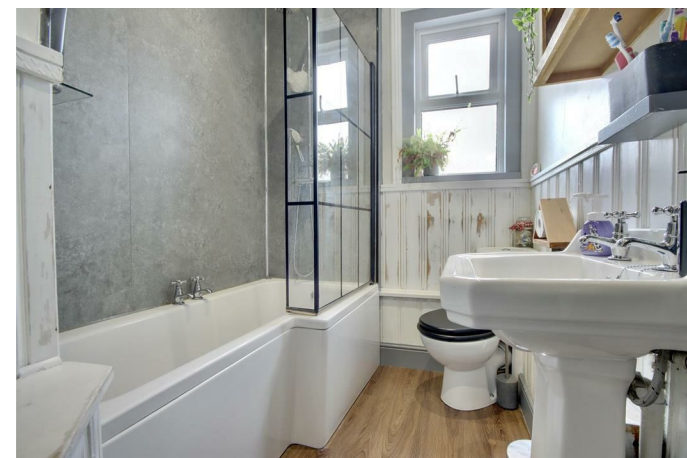
BAND : C – £1,844.85

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.



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			
EU Directive 2002/91/EC		66	81
England & Wales			

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