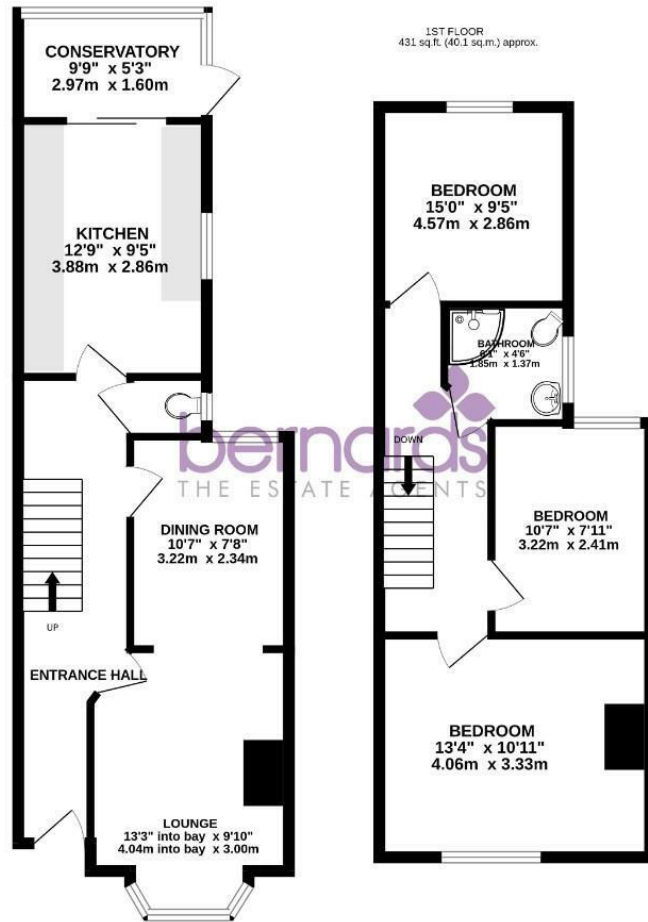
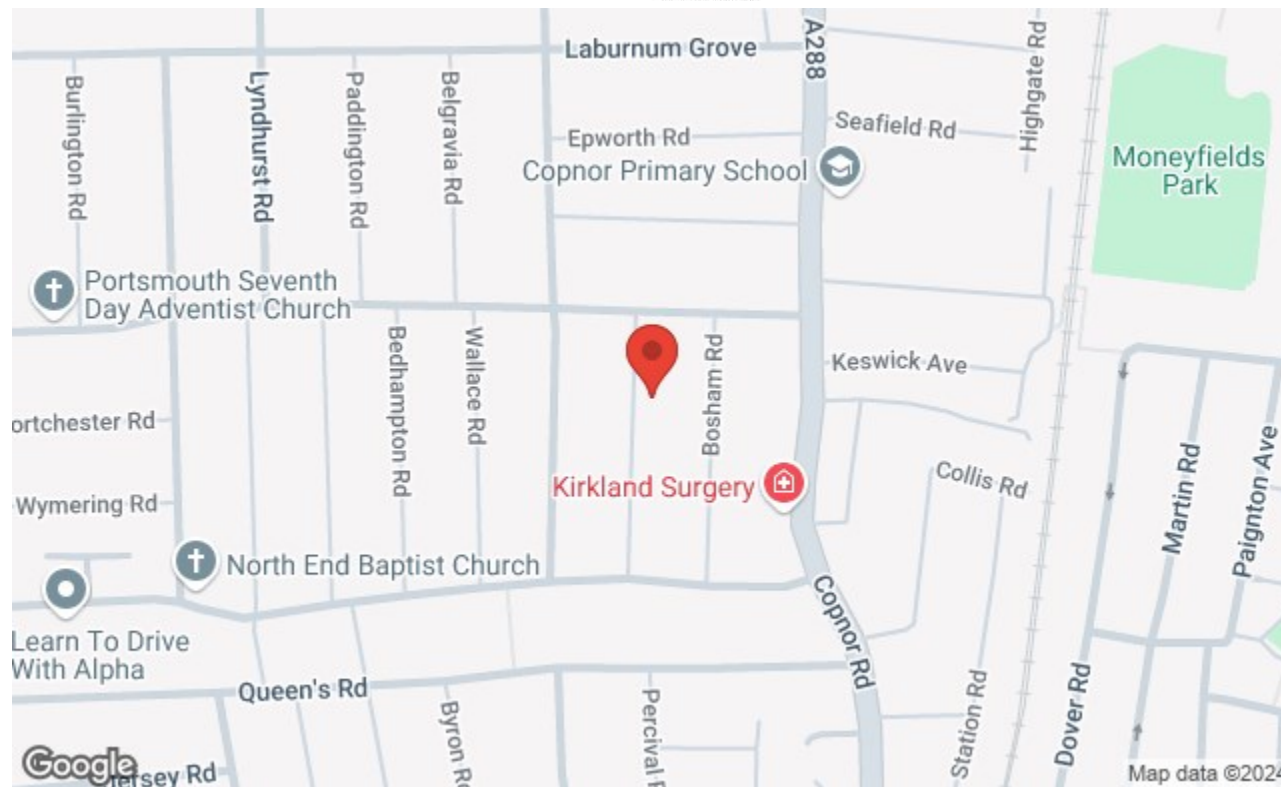


GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 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 is given as to their operability or efficiency can be given.
 Made with Metropix ©2024



129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



FOR SALE

Offers Over £240,000

Funtington Road, Portsmouth PO2 7LF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID-TERRACED
- ❖ THREE DOUBLE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ W/C
- ❖ BAY AND FORECOURT
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT RENTAL PROPERTY
- ❖ CENTRAL LOCATION
- ❖ A MUST SEE!

***** THREE BEDROOM FAMILY HOME*****

We are delighted to introduce to the market, this lovely three bedroom mid-terrace property in the heart of the sought after area of Funtington road.

On entry to the property, you are greeted by a large, bright and airy entrance hallway, off which you have a spacious sitting room with bay window flooding the room with light. There is a second reception room which is opened up connecting to the lounge.

The kitchen is finished to a good standard and has ample work surface

space. through the kitchen we have access in to the conservatory/lean to which provides further access in to the east facing rear garden.

Completing the ground floor is the W/C.

The rear garden is laid to patio providing an easy to manage low maintenance garden.

Moving to the first floor, you have three good sized bedrooms and a three piece family bathroom.

Call Bernard's today to secure a viewing on 02392728090.

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



PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**
13'3" x 9'10" (4.04 x 3.00)
- DINING ROOM**
10'6" x 7'8" (3.22 x 2.34)
- W/C**
- KITCHEN**
12'8" x 9'4" (3.88 x 2.86)
- CONSERVATORY**
9'8" x 5'2" (2.97 x 1.60)
- BEDROOM ONE**
13'3" x 9'10" (4.06 x 3.00)
- BEDROOM TWO**
10'6" x 7'10" (3.22 x 2.41)
- BATHROOM**
6'0" x 4'5" (1.85 x 1.37)
- BEDROOM THREE**
14'11" x 9'4" (4.57 x 2.86)

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 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.

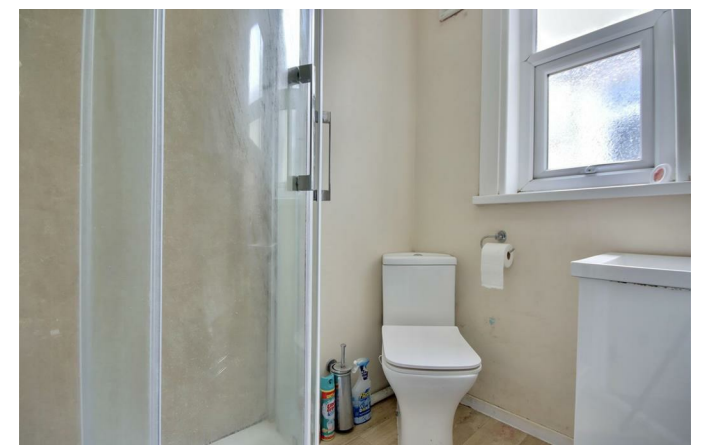
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B

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.

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. Bernards can recommend several local firms of solicitors who



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	
61	79

EU Directive 2002/91/EC
England & Wales



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

