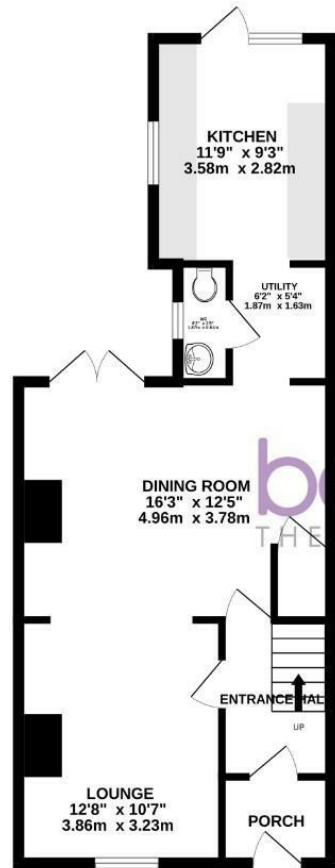


GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

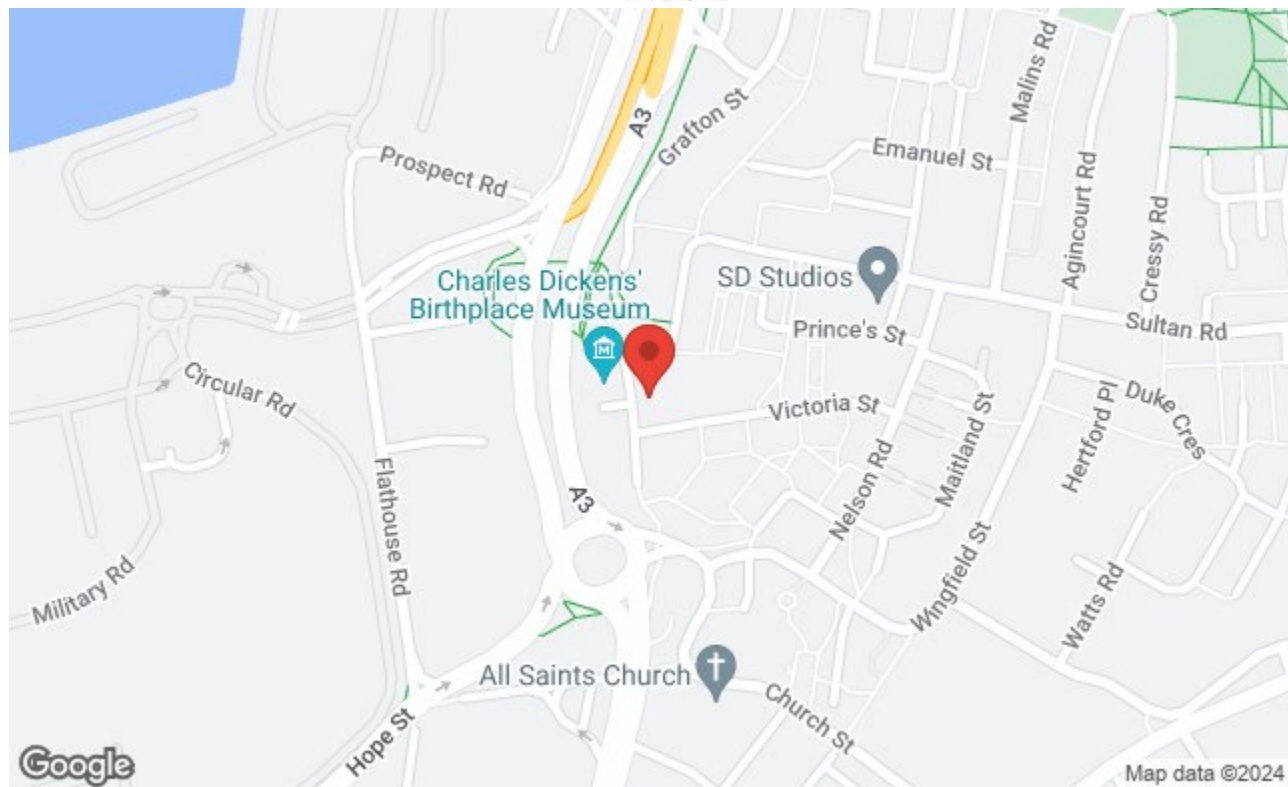


1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, 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 Merge 2/2024



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



FOR SALE

Offers In The Region Of
£350,000

Old Commercial Road, Portsmouth PO1 4QH

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3 1 2

HIGHLIGHTS

- THREE DOUBLE BEDROOMS
- FANTASTIC POTENTIAL
- SPACIOUS ROOMS THROUGHOUT
- OFF ROAD PARKING & GARAGE
- LOCATED ALONG CHARLES DICKENS BIRTHPLACE
- CLOSE TO LOCAL TRANSPORT LINKS
- NO ONWARD CHAIN
- UPSTAIRS FAMILY BATHROOM
- DOWNSTAIRS WC
- SHOPPING CENTRE IN WALKING DISTANCE

** GARAGE & OFF ROAD PARKING
** NO ONWARD CHAIN **

We are delighted to bring to the sales market this large, three bedroom house located along Old Commercial Road. This property is situated down a beautiful road which is also Charles Dickens Birthplace and just a short walk from the Shopping Centre!

The house itself offer spacious rooms throughout with downstairs benefiting from a large open planned lounge/diner, WC, utility

space and the kitchen to the rear. Upstairs, the space continues with three fantastic size double bedrooms and the family bathroom. To the rear, you have a good size garden with off road parking and a separate garage.

The property has great potential to become a beautiful family home and it is being offered with no onward chain! To arrange an internal viewing please contact the Portsmouth Branch on 02392 728090.

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



PROPERTY INFORMATION

PORCH

LOUNGE
12'7" x 10'7" (3.86 x 3.23)

DINING ROOM
16'3" x 12'4" (4.96 x 3.78)

UTILITY SPACE
6'1" x 5'4" (1.87 x 1.63)

DOWNSTAIRS WC

KITCHEN
11'8" x 9'3" (3.58 x 2.82)

GARDEN

GARAGE & OFF ROAD PARKING

BEDROOM ONE
16'3" x 12'7" (4.96 x 3.86)

BEDROOM TWO
12'4" x 10'7" (3.76 x 3.23)

BEDROOM THREE
12'4" x 9'3" (3.76 x 2.84)

UPSTAIRS BATHROOM
8'2" x 5'6" (2.49 x 1.70)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : D – £2,075.45

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 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.

ANTI-MONEY LAUNDERING

Bernards 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 plus) A	84
(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	
England & Wales	



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