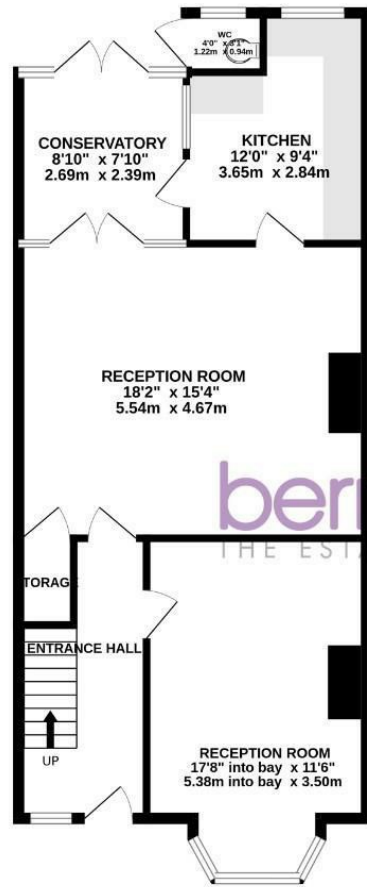
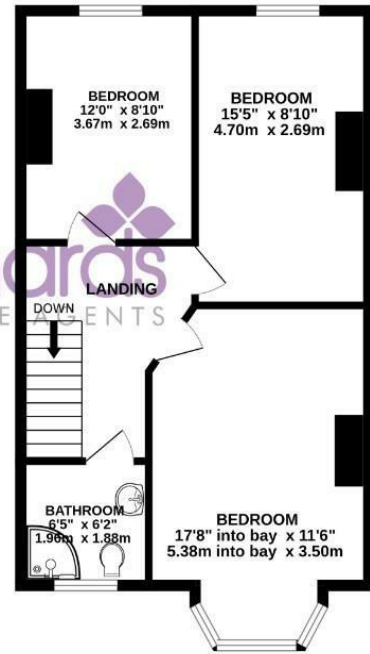


GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.

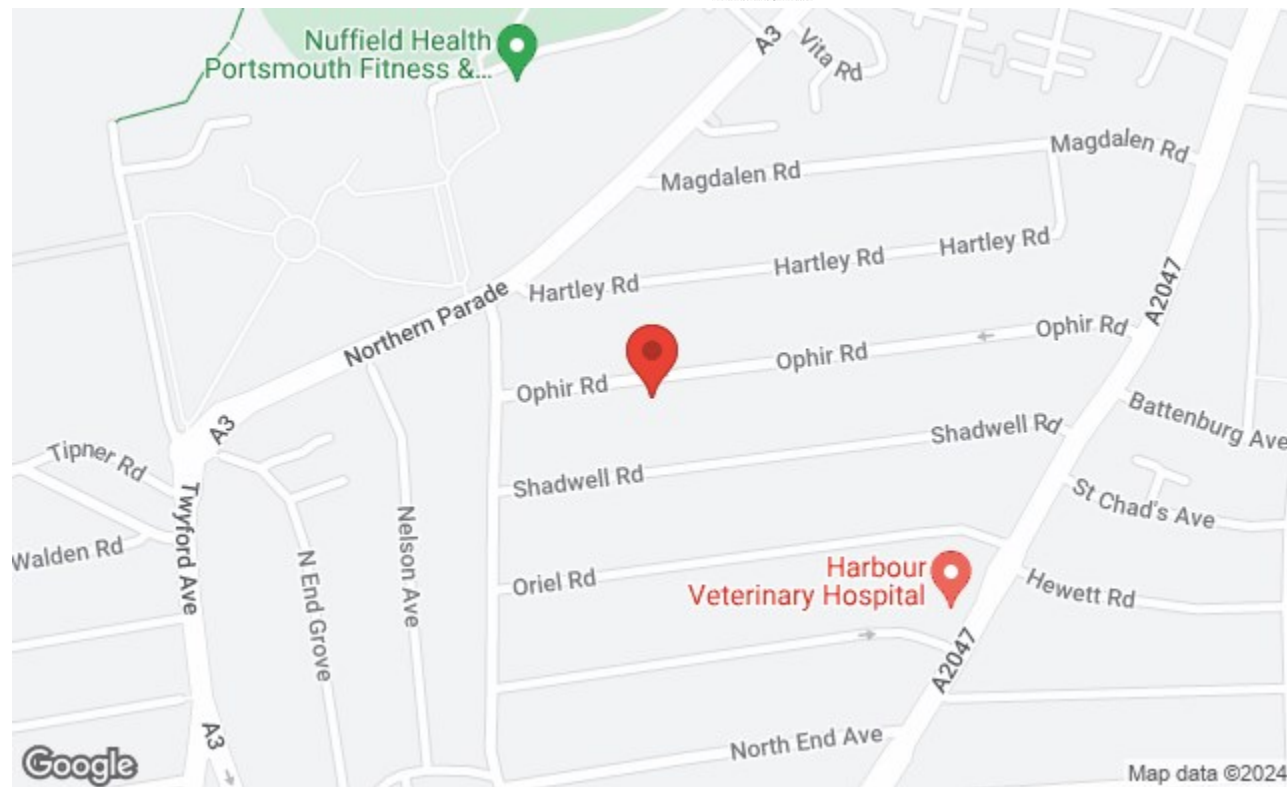


1ST FLOOR
543 sq.ft. (50.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1280 sq.ft. (118.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 Metronix (2024)



129 London Road, Portsmouth, Hampshire, PO2 9AA
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FOR SALE

Offers Over £315,000

Ophir Road, Portsmouth PO2 9ER

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3 1 2

HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO LARGE RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ SOUTH FACING GARDEN
- ❖ DOWNSTAIRS W/C
- ❖ FULLY BOARDED LOFT WITH VELUX
- ❖ NO FORWARD CHAIN
- ❖ FANTASTIC FAMILY HOME
- A MUST SEE!

THREE DOUBLE BEDROOMS - NO ONWARDS CHAIN

We are delighted to introduce to the sales market, this spacious and very well presented three bedroom property with huge character, in the sought after location of Ophir Road.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and is immaculately presented with a vast array of period features.

Entering the property, you are greeted by a welcoming entrance hallway which boasts period features including a large staircase. Off the entrance hall, you have access to the bright and airy lounge which is flooded with light from the large bay window, the lounge benefits from a stunning original fire place and ceiling rose!

Moving through, you have access to the second reception room which would easily function as a dining room perfect for hosting guests with the size it

has on offer!, The ground floor is continued by the kitchen, which has ample storage space.

Through the dining room we have access in to the conservatory which is flooded with natural light from the south facing rear garden, completing the ground floor is the downstairs W/C.

The garden is fully laid to patio and lawn and faces directly south making it the perfect suntrap in the warmer months with a large workshop at the bottom.

Moving back into the property and up to the first floor, you have three double bedrooms and the three-piece family bathroom, The loft is fully boarded and has a Velux window for natural light.

Included within the sale is the Fridge freezer, Dishwasher, Washing machine, the property's fully gas central heated and has new carpets on the stairs, landing.

I Strongly suggest booking a viewing early to avoid disappointment.

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



PROPERTY INFORMATION

LOUNGE
17'7" x 11'5" (5.38 x 3.50)

SECOND RECEPTION ROOM
18'2" x 15'3" (5.54 x 4.67)

KITCHEN
11'11" x 9'3" (3.65 x 2.84)

CONSERVATORY
8'9" x 7'10" (2.69 x 2.39)

W/C
4'0" x 3'1" (1.22 x 0.94)

BEDROOM ONE
17'7" x 11'5" (5.38 x 3.50)

BEDROOM TWO
15'5" x 8'9" (4.70 x 2.69)

BEDROOM THREE
12'0" x 8'9" (3.67 x 2.69)

BATHROOM
6'5" x 6'2" (1.96 x 1.88)

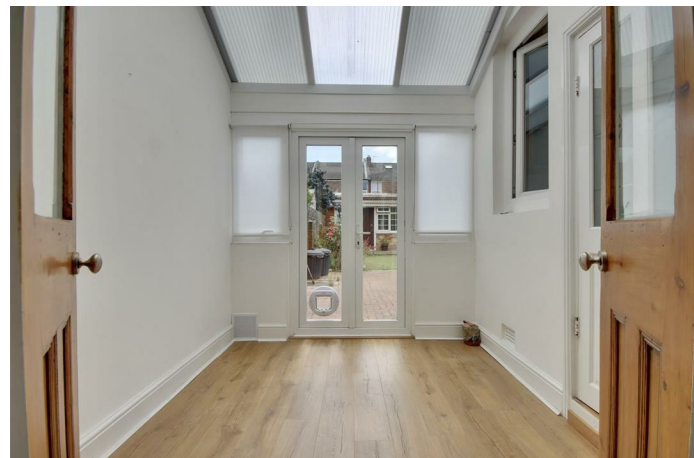
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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



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