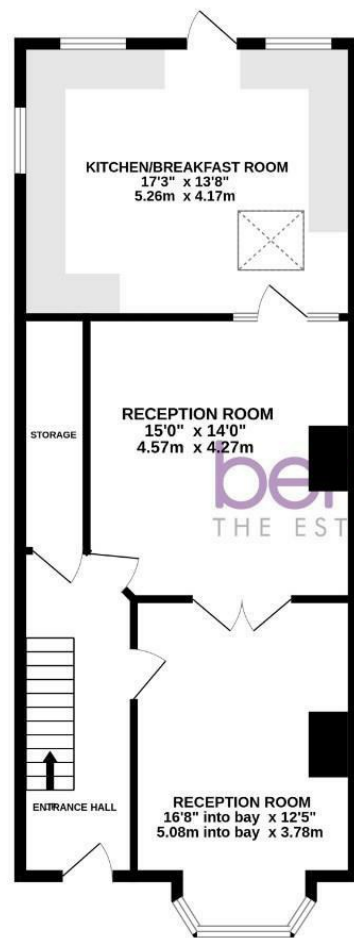
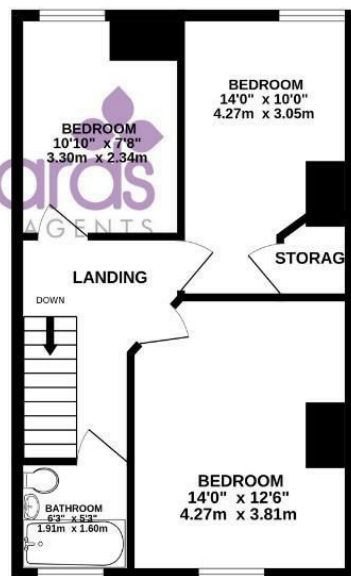


GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

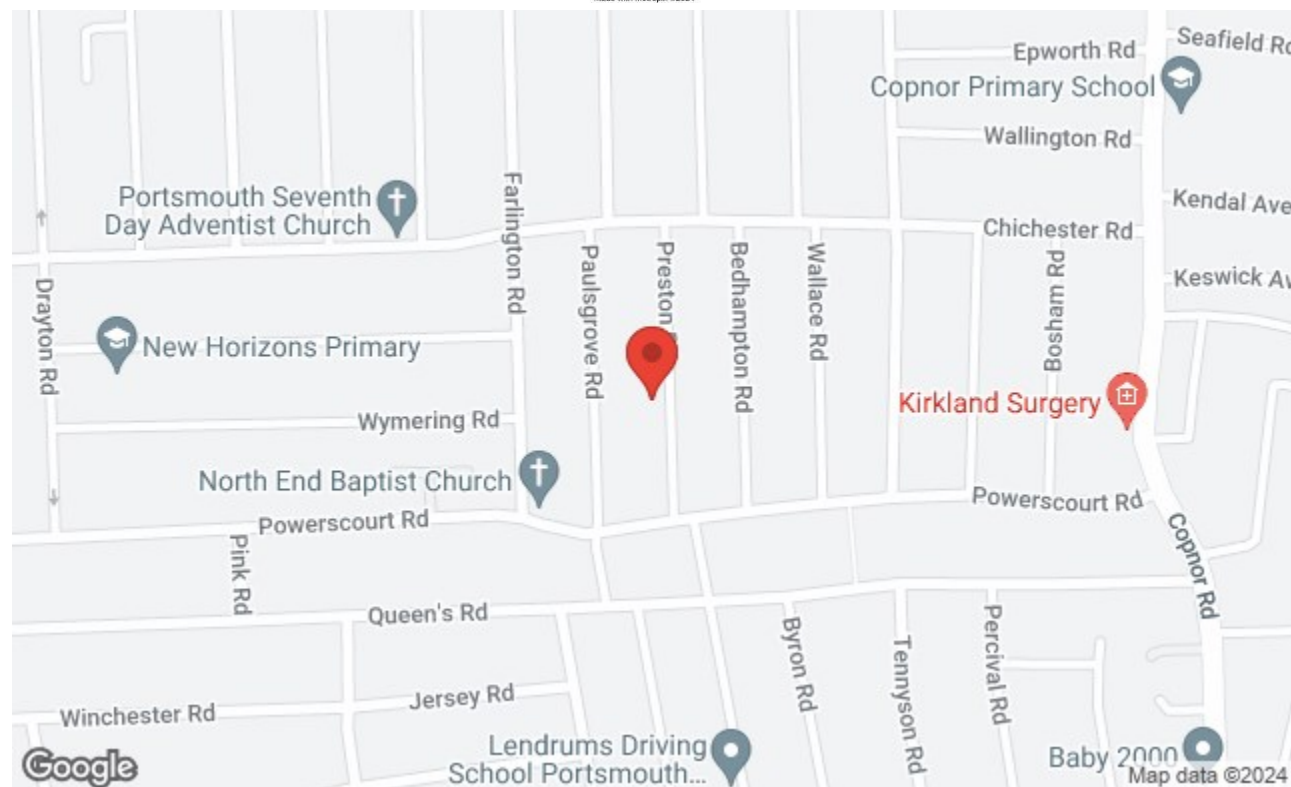


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA - 1146 sq.ft. (106.5 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.
Made with Metropac (2024)



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



FOR SALE

Price Guide £290,000

Preston Road, Portsmouth PO2 7JT

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THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO LARGE RECEPTION ROOMS
- ❖ NO FORWARD CHAIN
- ❖ BAY&FOECOURT
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ GREAT FIRST TIME PURCHASE
- ❖ SPACIOUS THROUGHOUT
- ❖ IDEAL INVESTMENT
- ❖ GREAT LOCATION
- ❖ A MUST SEE!

THREE DOUBLE BEDROOMS + TWO LARGE RECEPTION ROOMS + NO FORWARD CHAIN

We are delighted to introduce to the sales market, this spacious property in the sought after location of Preston Road.

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. Off the entrance hall, you have access in to the bright and airy lounge which is flooded with light from the large bay window and measures over 16ft into the bay

Moving through, you have access to the second reception room which would easily function as a family/dining room room.

The ground floor is completed by the spacious modern kitchen with spaces for appliances, with doors opening in to the rear garden.

The west facing rear garden is a fair size, laid to patio and completed by a garden pond.

Moving back into the property and up to the first floor, you three double bedrooms and the three-piece family bathroom.

A couple of details worth mentioning.
1. There is double glazing throughout and it was installed between 2012 and 2017.
2. The gas boiler was installed in 2019 and has been serviced every year since.

Call Bernards on 02392728090 to book your viewing.

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PROPERTY INFORMATION

- ENTRANCE HALL**
- RECEPTION ROOM**
16'7" x 12'4" (5.08 x 3.78)
- RECEPTION ROOM**
14'11" x 14'0" (4.57 x 4.27)
- KITCHEN/BREAKFAST ROOM**
- BEDROOM ONE**
14'0" x 12'5" (4.27 x 3.81)
- BEDROOM TWO**
14'0" x 10'0" (4.27 x 3.05)
- BEDROOM THREE**
10'9" x 7'8" (3.30 x 2.34)
- BATHROOM**
6'3" x 5'2" (1.91 x 1.60)

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.

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	
England & Wales	EU Directive 2002/91/EC



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