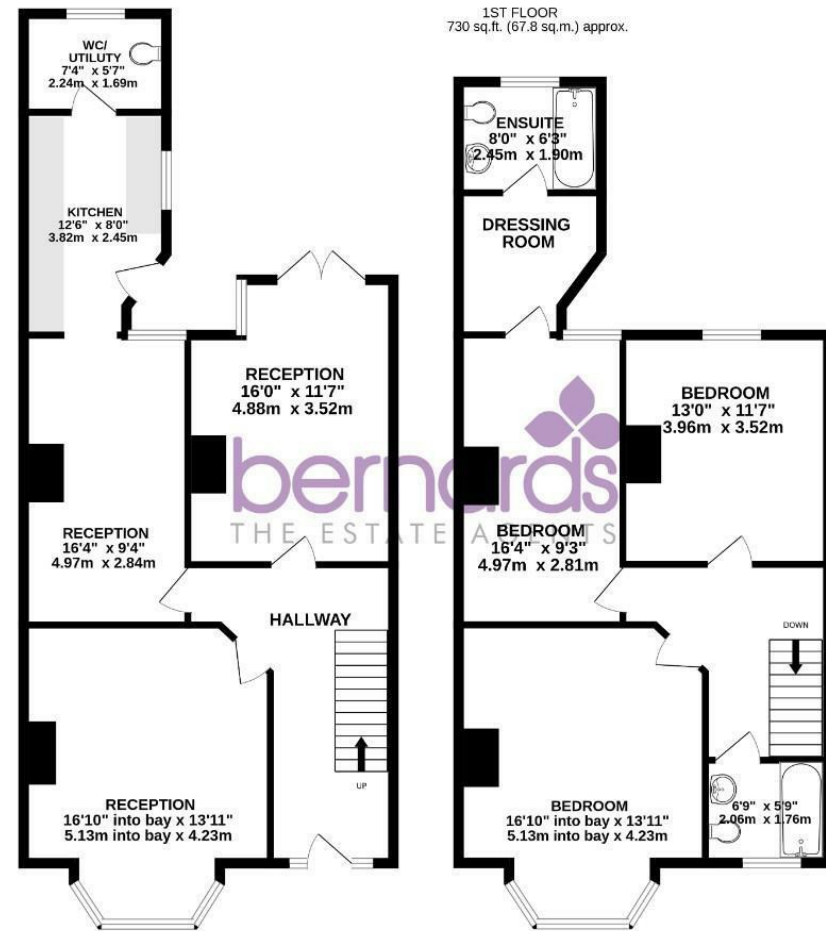
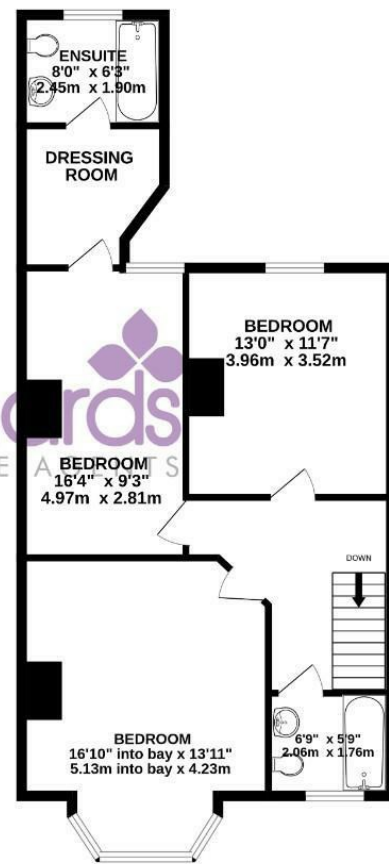


GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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



Offers In Excess Of £350,000

Shadwell Road, Portsmouth PO2 9EJ



HIGHLIGHTS

- END OF TERRACE
- DOUBLE BAY & FORECOURT
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- UTILITY & WC
- FITTED KITCHEN
- VICTORIAN FEATURES
- MODERN THROUGHOUT
- A MUST SEE

**** STUNNING END TERRACED HOME ****
**** THREE DOUBLE BEDROOMS ****

Bernards are delighted to welcome to the sales market this substantial end of terrace property in the popular location of Shadwell Road. Boasting a double bay and forecourt and Victorian features throughout, this property is truly picturesque.

Upon entrance to the property through the bright and airy hallway, to your left is a large living room which features an original fireplace and ceiling rose/cornice. To the rear of the ground floor you will find two more reception rooms, and the modern

fitted kitchen which is accessed via one of these receptions. The ground floor is completed by the utility room/wc. The garden is a fantastic size and has been laid with lawn and a slabbed walkway.

Upstairs you benefit from three double bedrooms, one of which boasts a dressing room and ensuite. Completing the upstairs is the three piece family bathroom.

To arrange your internal viewing of this property to fully appreciate the size and beauty on offer, please call Bernards on 02392 728090.

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



PROPERTY INFORMATION

RECEPTION ONE
16'9" x 13'10" (5.13 x 4.23)

RECEPTION TWO
16'0" x 11'6" (4.88 x 3.52)

RECEPTION THREE
16'3" x 9'3" (4.97 x 2.84)

KITCHEN
12'6" x 8'0" (3.82 x 2.45)

UTILITY/WC
7'4" x 5'6" (2.24 x 1.69)

BEDROOM ONE
16'9" x 13'10" (5.13 x 4.23)

BEDROOM TWO
12'11" x 11'6" (3.96 x 3.52)

BEDROOM THREE
16'3" x 9'2" (4.97 x 2.81)

ENSUITE
8'0" x 6'2" (2.45 x 1.90)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND: C – £1,760.67

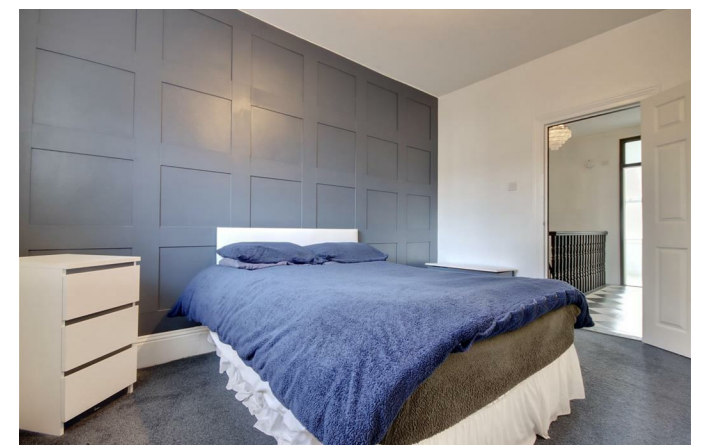
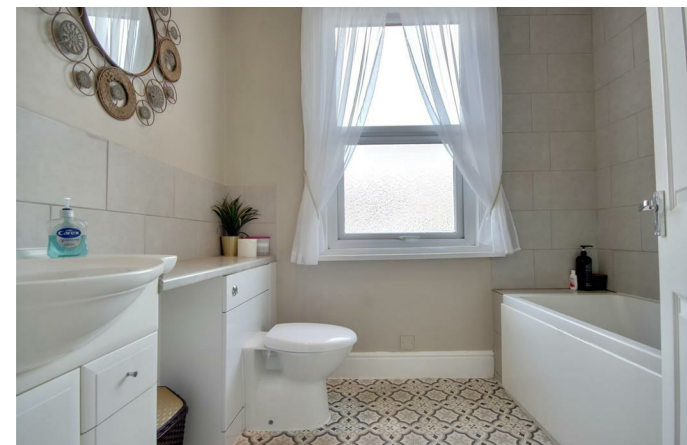
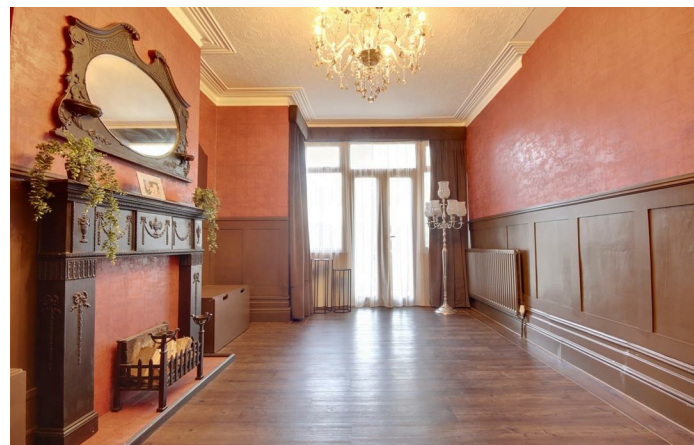
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK
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.

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.

ANTI MONEY LAUNDERING
Bernard's 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	81
EU Directive 2002/91/EC	
England & Wales	



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02392 728090
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