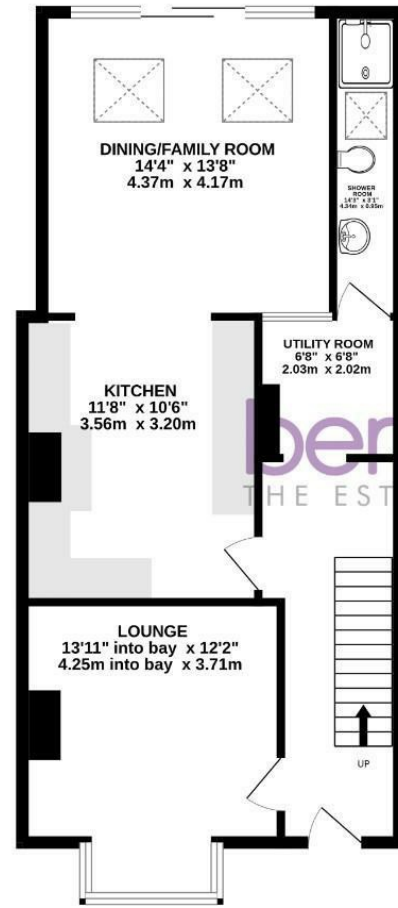
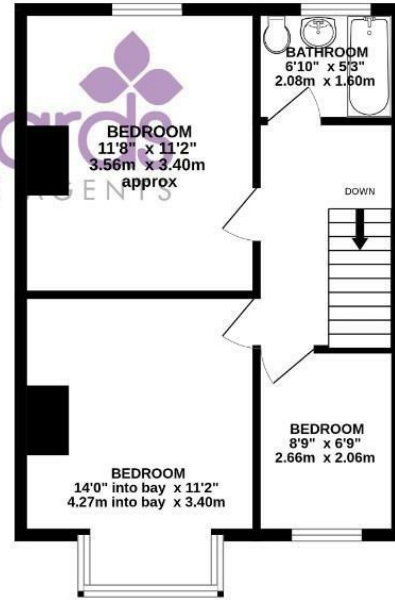


GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.

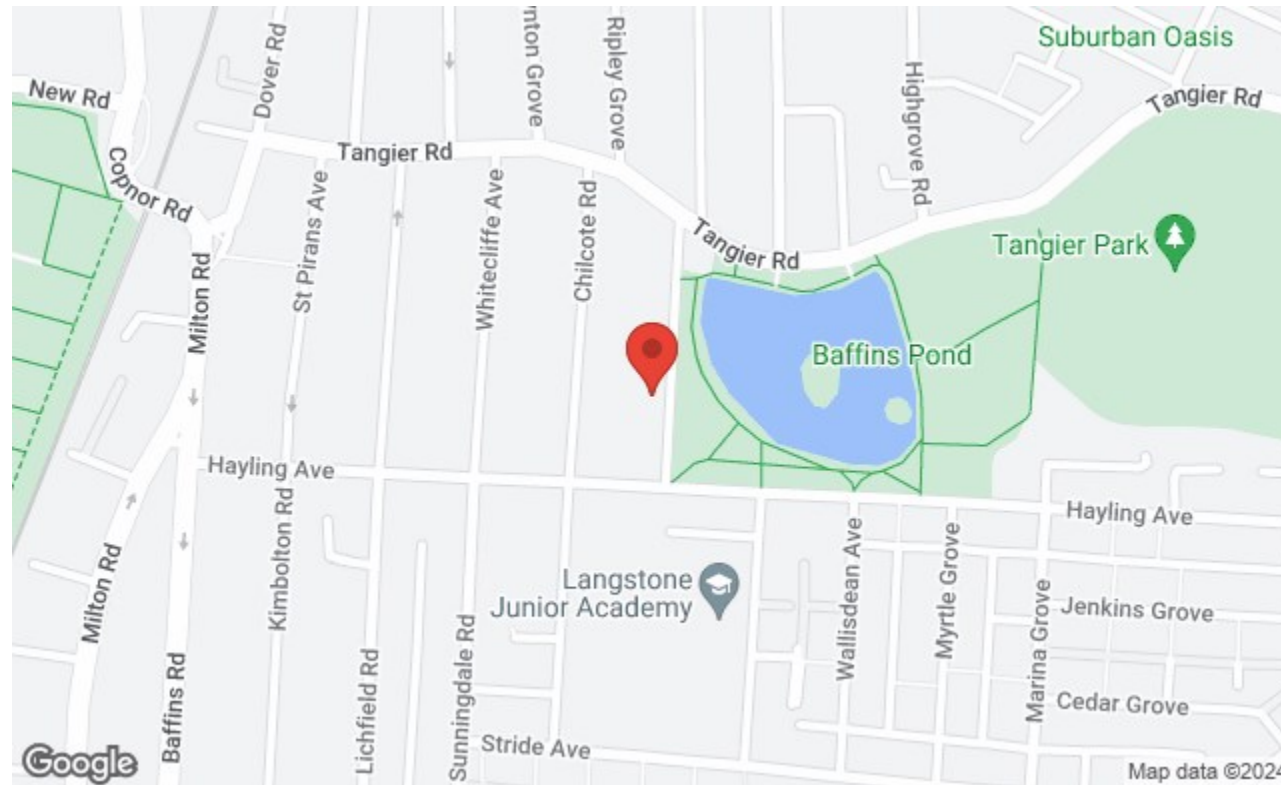


1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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 Mergle 10/24.



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



Guide Price £400,000

Neville Road, Portsmouth PO3 6HX



HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ THREE BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ EXTENDED DINING ROOM
- ❖ OPEN PLAN LIVING
- ❖ SEPARATE LOUNGE
- ❖ TWO BATHROOMS
- ❖ UTILITY ROOM
- ❖ DRIVEWAY
- ❖ OVERLOOKING BAFFINS POND

**** BEAUTIFULLY EXTENDED **
ONWARD CHAIN COMPLETE ****

We are delighted to bring to the sales market this fantastic, semi-detached house situated along the extremely sought-after location of Neville Road, Baffins. This property is perfect for those looking to upsize to a beautiful family home which also benefits from off road parking and views of Baffins Pond.

This home offers spacious rooms throughout with downstairs comprising; lounge with bay window, modern fitted kitchen which flows through to the large extension making

it fantastic for entertaining! You also have the modern shower room and a separate utility room. With the west facing garden, sliding doors and sky lights, the property is flooded with natural light! Upstairs the space continues with three bedrooms, two of which are doubles, and the modern family bathroom.

This property really is ready for the next family to move in to and enjoy everything that is on offer! To arrange your internal viewing on this home, please contact the Portsmouth Branch on 02392 728090.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
13'11" x 12'2" (4.25 x 3.71)

KITCHEN
11'8" x 10'5" (3.56 x 3.20)

DINING/FAMILY ROOM
14'4" x 13'8" (4.37 x 4.17)

UTILITY ROOM
6'7" x 6'7" (2.03 x 2.02)

SHOWER ROOM
14'2" x 3'1" (4.34 x 0.95)

BEDROOM ONE
14'0" x 11'1" (4.27 x 3.40)

BEDROOM TWO
11'8" x 11'1" (3.56 x 3.40)

BEDROOM THREE
8'8" x 6'9" (2.66 x 2.06)

BATHROOM
6'9" x 5'2" (2.08 x 1.60)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,760.67

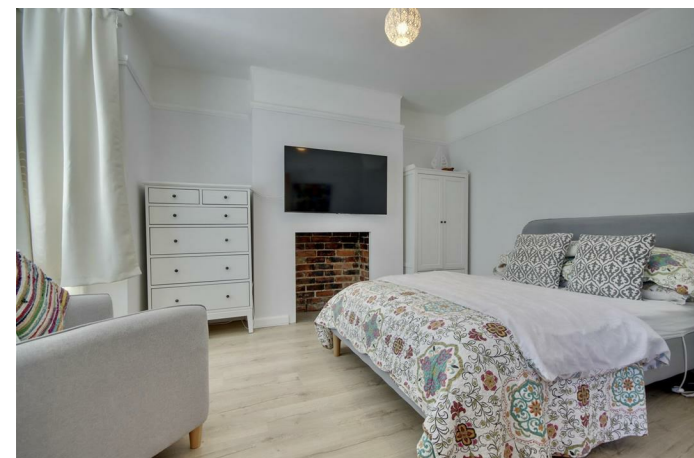
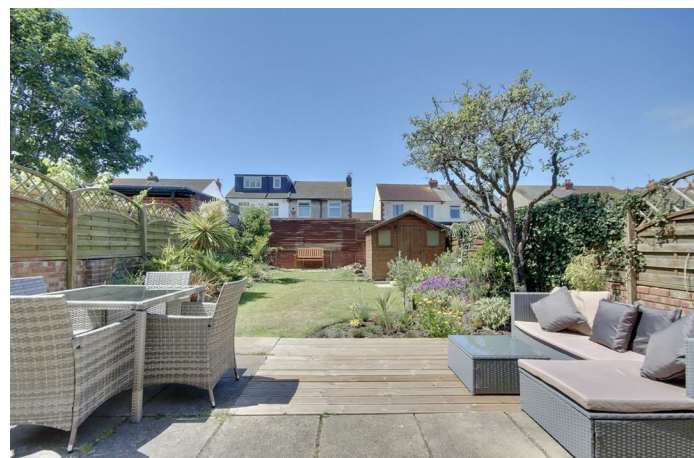
MORTGAGE ADVICE
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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	85
(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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