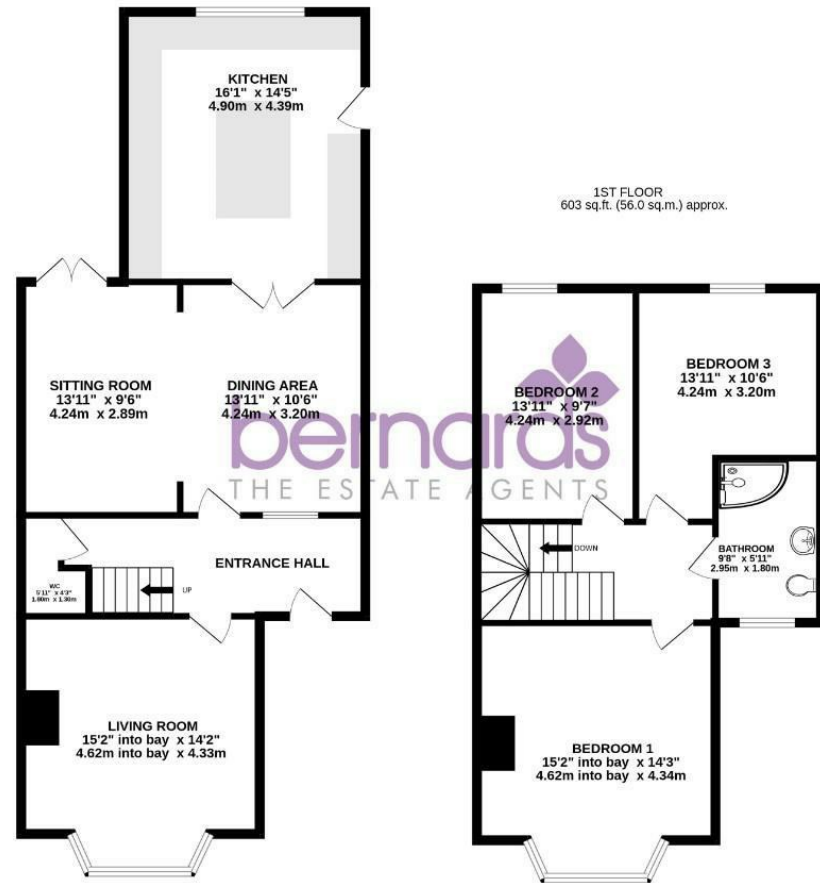


GROUND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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.
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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Offers In Excess Of £350,000

Queens Road, Portsmouth PO2 7NA



HIGHLIGHTS

- ❖ SEMI DETACHED FAMILY HOME
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLANNED KITCHEN
- ❖ OFF ROAD PARKING
- ❖ SOUTH FACING GARDEN
- ❖ MODERN FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ BEAUTIFULLY PRESENTED HOME
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ POTENTIAL NO ONWARD CHAIN

Welcome to this charming semi-detached house located on Queens Road in Portsmouth. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy their own private sanctuary.

The house features a bright and airy open-plan kitchen with a stylish island, making it the heart of the home where you can cook up delicious meals. The modern design throughout the property gives it a fresh and contemporary feel, perfect for those looking for a move-in ready home.

One of the highlights of this property is the spacious south-facing garden, ideal for soaking up the sun on lazy weekends or hosting summer barbecues with friends and family. Additionally, the off-road parking provides convenience and peace of mind for those with vehicles.

With a generous 1,400 sq ft of living space, this property offers a comfortable and welcoming environment for you to call home. Don't miss out on the opportunity to own this lovely family home in a desirable location.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
15'1" x 14'2" (4.62 x 4.33)

DRIVE WAY/OFF ROAD PARKING

ENTRANCE HALL

DOWNSTAIRS WC

SITTING ROOM
13'10" x 9'5" (4.24 x 2.89)

DINING ROOM
13'10" x 10'5" (4.24 x 3.20)

KITCHEN
16'0" x 14'4" (4.90 x 4.39)

SOUTH FACING GARDEN

FIRST FLOOR

BEDROOM ONE
15'1" x 14'2" (4.62 x 4.34)

BEDROOM TWO
13'10" x 9'6" (4.24 x 2.92)

BEDROOM THREE
13'10" x 10'5" (4.24 x 3.20)

UPSTAIRS BATHROOM
9'8" x 5'10" (2.95 x 1.80)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

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.

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.

OFFER CHECK PROCEDURE

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.

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 (92-100) A	80
(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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