

FOR SALE

Guide Price £325,000

Winton Road, Portsmouth PO2 0JU

bernards THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- END TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM/UPSTAIRS BATHROOM
- SPACIOUS REAR GARDEN WITH SIDE ACCESS
- OUTBUILDING WITH REAR ACCESS
- CLOSE TO LOCAL SCHOOLS/NURSERIES
- FANTASTIC FAMILY HOME
- CALL TO ARRANGE INTERNAL VIEWING

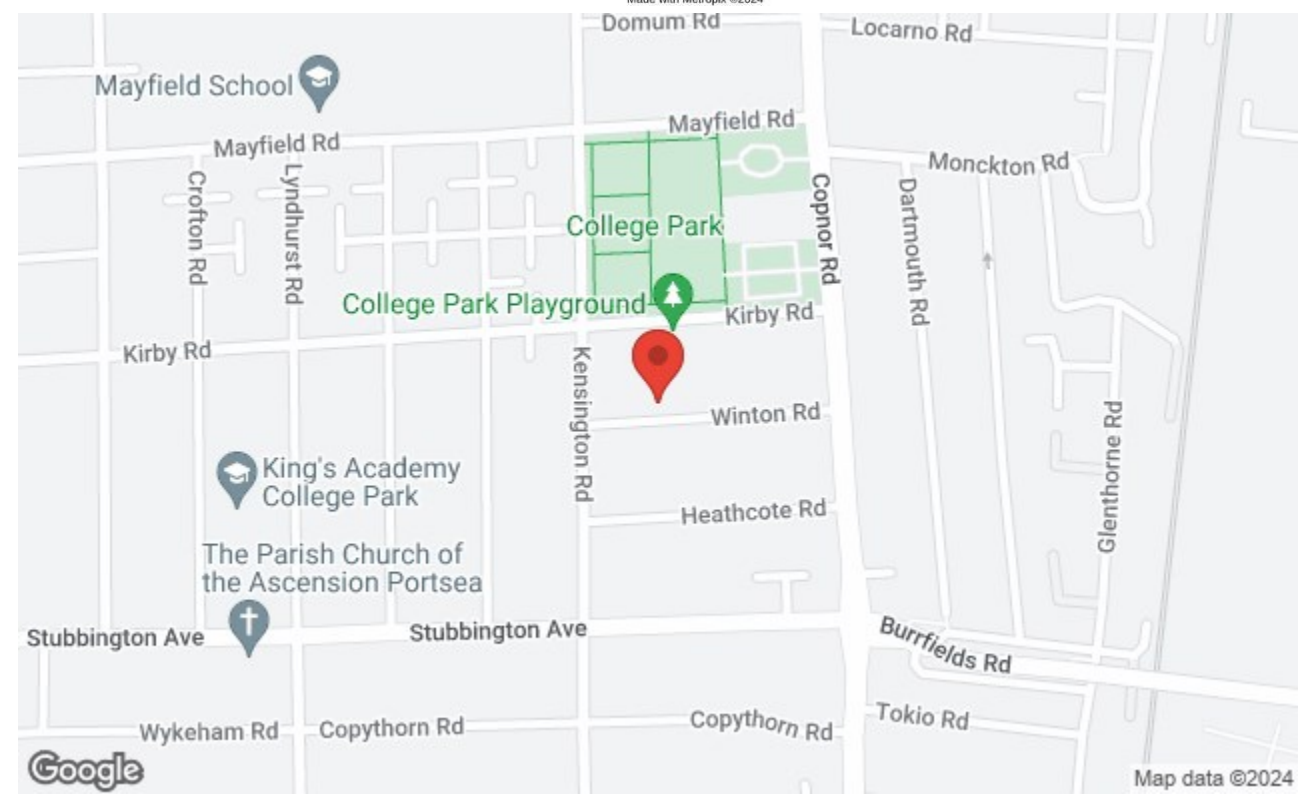
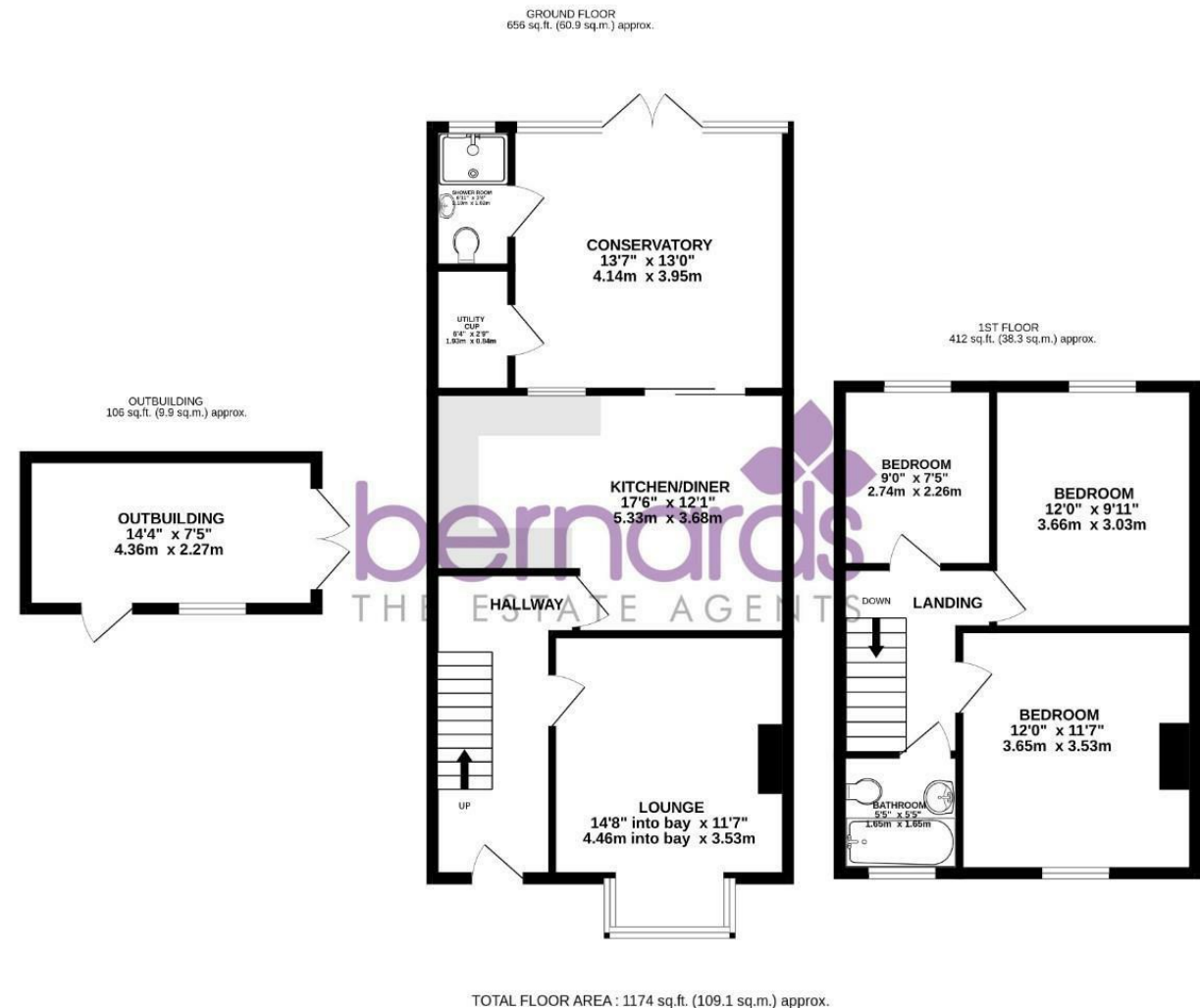
Welcome to this charming end terrace house located on Winton Road in Portsmouth! This lovely family home boasts a modern and spacious interior, perfect for those looking for comfort and style.

As you step inside, you'll be greeted by a large living room with bay and a beautifully designed open planned kitchen/diner, ideal for hosting family gatherings or entertaining guests. The property features three bedrooms, and two bathrooms, providing ample space for a growing family or those in need of extra room.

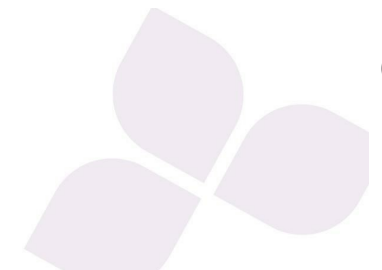
The property is modern throughout,

offering a sleek and stylish living environment for its new owners. The spacious rooms provide plenty of flexibility to create the perfect living space to suit your needs.

Located in a desirable area, this property is not only a wonderful place to call home but also offers convenience with its proximity to local amenities and transport links. Don't miss out on the opportunity to own this fantastic family home on Winton Road - book a viewing today and make this house your own!



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



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



# PROPERTY INFORMATION

## ENTRANCE HALL

**LOUNGE**  
14'7" x 11'6" (4.46 x 3.53)

**KITCHEN/DINER**  
17'5" x 12'0" (5.33 x 3.68)

**CONSERVATORY**  
13'6" x 12'11" (4.14 x 3.95)

## UTILITY

## SHOWER ROOM

## GARDEN

**OUTBUILDINGS**  
14'3" x 7'5" (4.36 x 2.27)

## FIRST FLOOR

**BEDROOM ONE**  
11'11" x 11'6" (3.65 x 3.53)

**BEDROOM TWO**  
12'0" x 9'11" (3.66 x 3.03)

**BEDROOM THREE**  
8'11" x 7'4" (2.74 x 2.26)

**FAMILY BATHROOM**  
5'4" x 5'4" (1.65 x 1.65)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

## 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.

## CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure

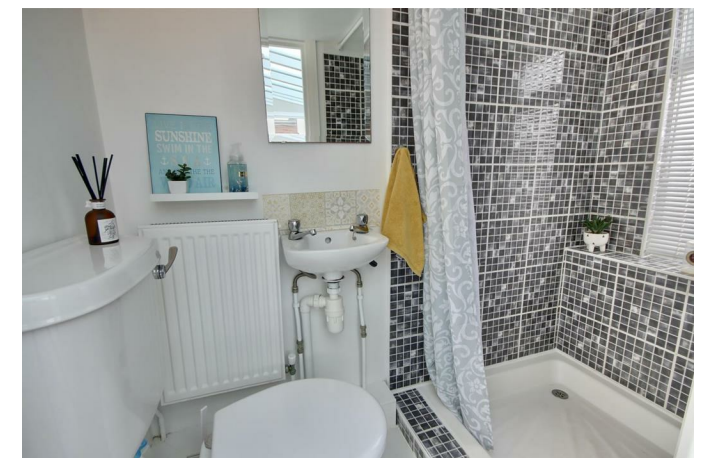
that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards 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 Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## ANTI-MONEY LAUNDERING

Bernards 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 (82 plus) <b>A</b>	<b>82</b>
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(41-54) <b>D</b>	
(27-40) <b>E</b>	
(13-26) <b>F</b>	
(1-12) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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