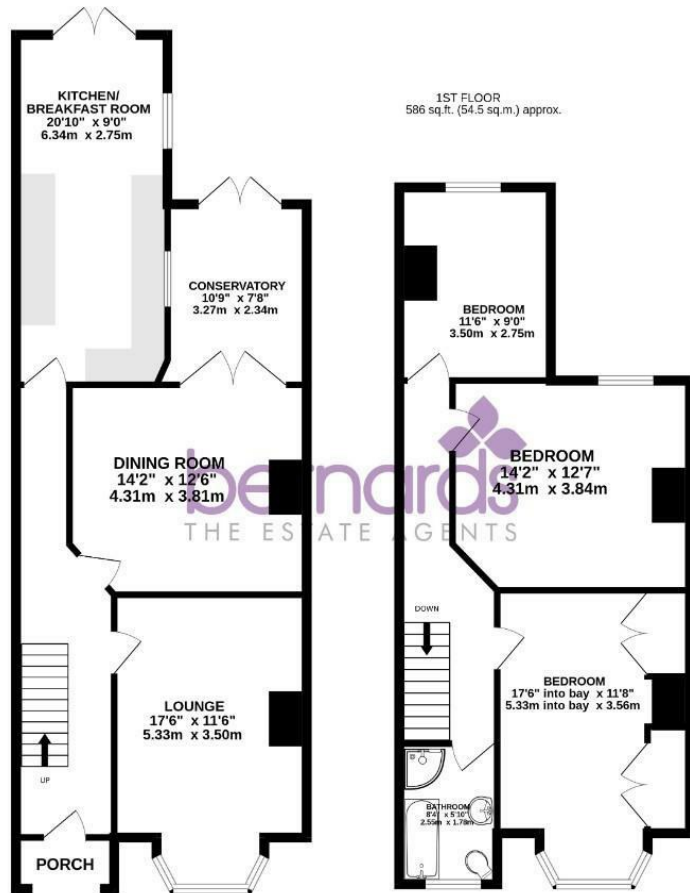
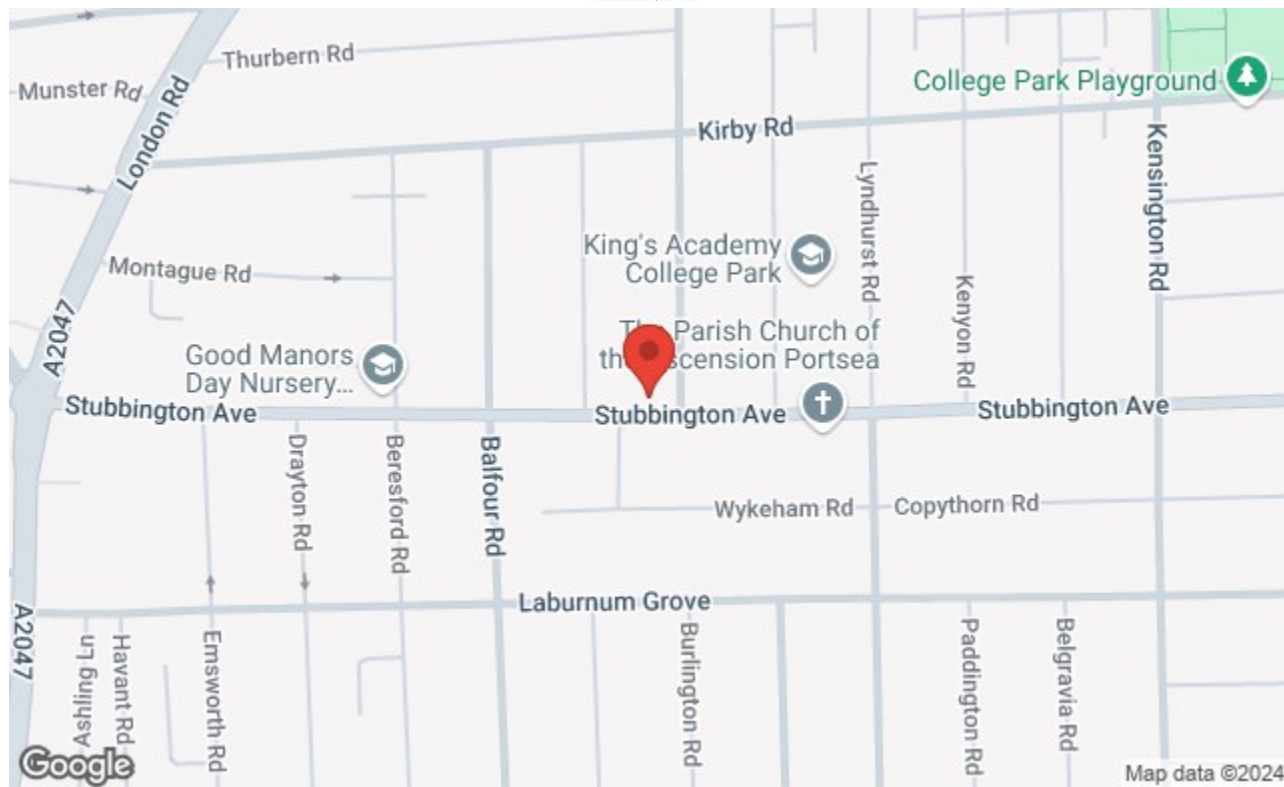


GROUND FLOOR  
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metrepro ©2024



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



Offers Over £315,000

Stubbington Avenue, Portsmouth PO2 0JD



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ FOUR-PIECE BATHROOM
- ❖ SPACIOUS ROOMS THROUGHOUT
- ❖ MODERN FITTED KITCHEN ROOM
- ❖ POTENTIAL NO ONWARD CHAIN
- ❖ FANTASTIC FAMILY HOME
- ❖ CONSERVATORY
- ❖ CALL FOR INTERNAL VIEWING

Welcome to Stubbington Avenue, North End - conveniently located for this spacious terraced house that boasts 2 reception rooms, 3 bedrooms, and 1 bathroom.

This property offers a generous 1,352 sq ft of living space, making it an ideal choice for a large family looking for a new home. The modern fitted kitchen is perfect when hosting gatherings with friends and family.

All 3 bedrooms feature double beds, ensuring everyone has a

comfortable night's sleep. The four-piece bathroom provides convenience and style, adding a touch of luxury to your daily routine.

Don't miss out on the opportunity to make this house your home. With its ample space, modern amenities, and prime location in Portsmouth, this property is sure to tick all the boxes for those seeking a comfortable and convenient lifestyle.

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





# PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**  
17'5" x 11'5" (5.33 x 3.50)
- DINING ROOM**  
14'1" x 12'5" (4.31 x 3.81)
- CONSERVATORY**  
10'8" x 7'8" (3.27 x 2.34)
- KITCHEN/BREAKFAST ROOM**  
20'9" x 9'0" (6.34 x 2.75)

- GARDEN**
- FIRST FLOOR**
- BEDROOM ONE**  
17'5" x 11'8" (5.33 x 3.56)
- BEDROOM TWO**  
14'1" x 12'7" (4.31 x 3.84)
- BEDROOM THREE**  
11'5" x 9'0" (3.50 x 2.75)

**BATHROOM**  
8'4" x 5'10" (2.55 x 1.78)

**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	
(92-100) A	
(81-91) B	
(69-80) C	67
(55-68) D	58
(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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