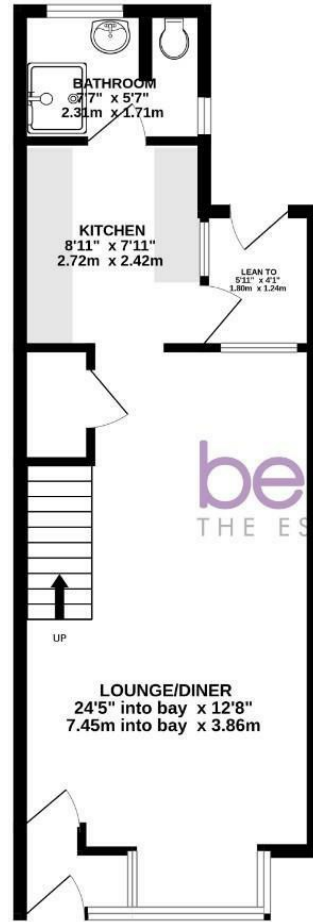
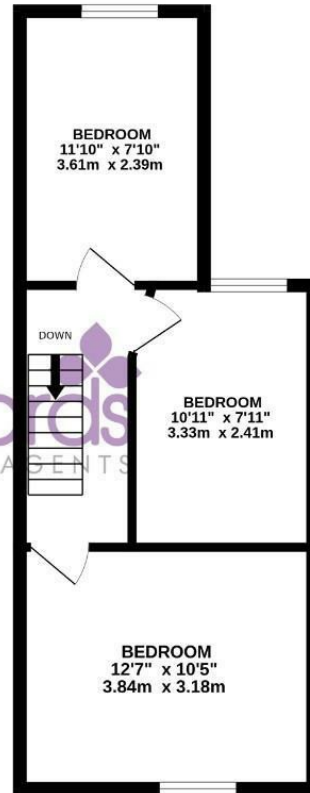


GROUND FLOOR
445 sq.ft. (41.4 sq.m.) approx.



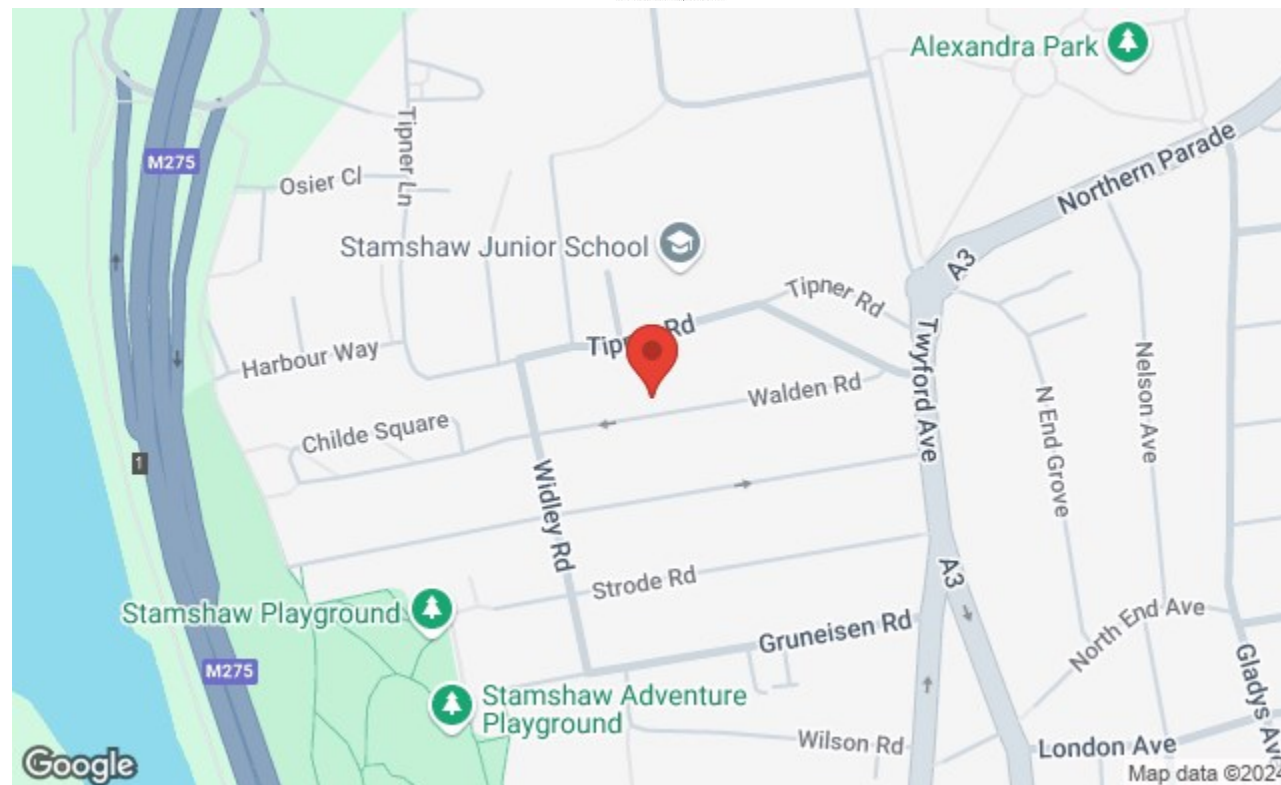
1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA : 814 sq.ft. (75.7 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



FOR SALE

Offers In The Region Of
£220,000

Walden Road, Portsmouth PO2 8PJ

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3 1 1

HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ DOWNSTAIRS BATHROOM
- ❖ MODERNISATION REQUIRED
- ❖ 6 YEAR OLD BOILER
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CLOSE TO PUBLIC TRANSPORT LINKS
- ❖ GREAT INVESTMENT
- ❖ CALL NOW TO ARRANGE A VIEWING

**** THREE BEDROOM ** NO ONWARD CHAIN ****

We are delighted to welcome to the market this three bedroom property in the sought after location of Walden Road. The property requires some updating throughout and would make a great family home/first time purchase or buy to let investment.

The ground floor is comprised of an open plan lounge/diner, the property has a fitted kitchen, which boasts ample work surface space,

along with access through to the bathroom and garden. The rear garden is fully laid to a patio, making it a low maintenance

Upstairs leads to three double bedrooms. The boiler is 6 years old.

This property is being offered with no onward chain and we strongly recommend booking an early viewing to fully appreciate what this property has on offer.

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



PROPERTY INFORMATION

LOUNGE/DINER
24'5" x 12'7" (7.45 x 3.86)

KITCHEN
8'11" x 7'11" (2.72 x 2.42)

BATHROOM
7'6" x 5'7" (2.31 x 1.71)

LEAN TO
5'10" x 4'0" (1.80 x 1.24)

BEDROOM ONE
12'7" x 7'10" (3.84 x 2.41)

BEDROOM TWO
10'11" x 7'10" (3.33 x 2.41)

BEDROOM THREE
11'10" x 7'10" (3.61 x 2.39)

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.

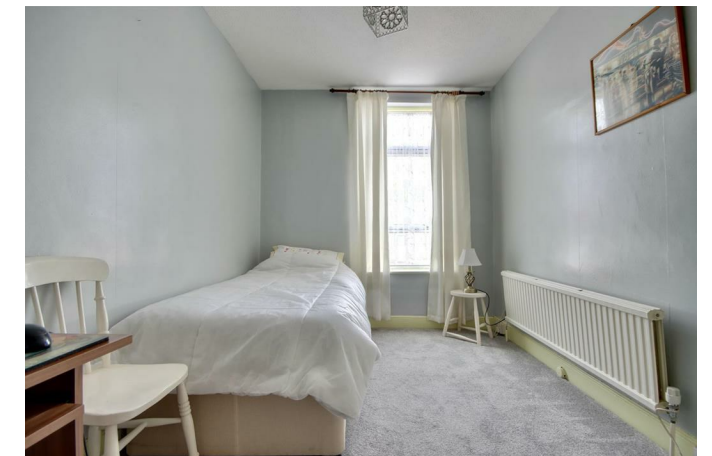
OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

PORTSMOUTH COUNCIL TAX
The local authority is

Portsmouth City Council.

BAND :

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	68
England & Wales	EU Directive 2002/91/EC



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