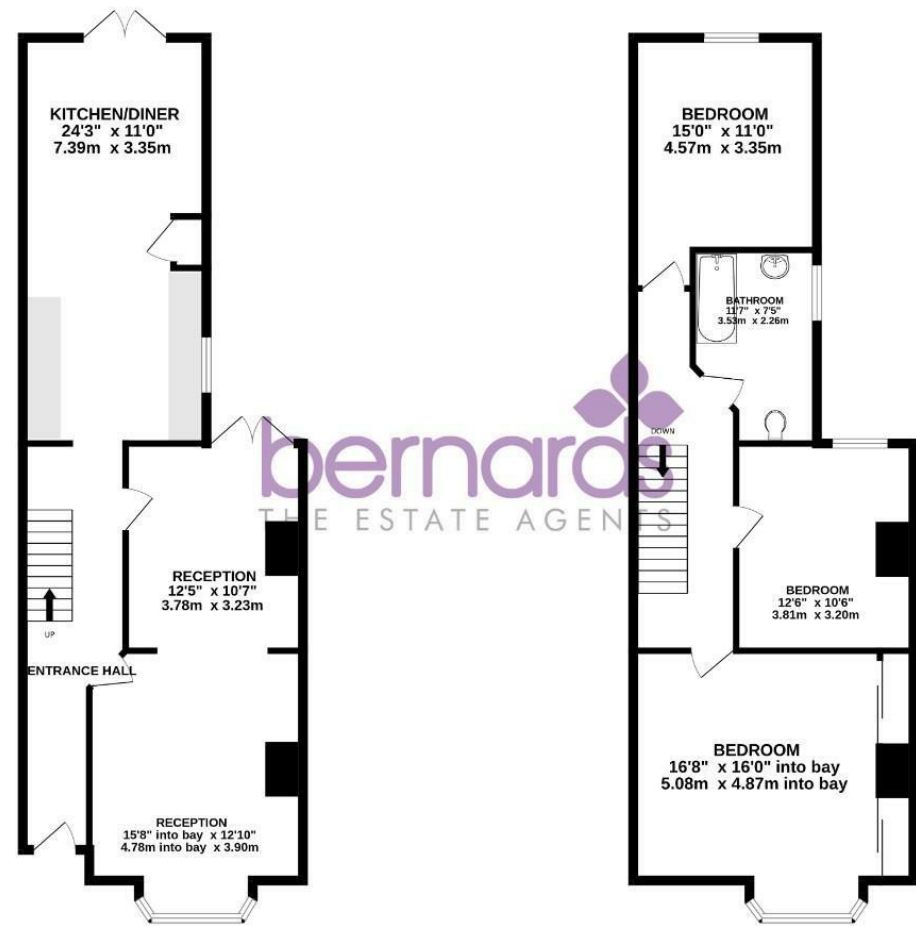


GROUND FLOOR  
699 sq. ft. (65.0 sq. m.) approx.

1ST FLOOR  
707 sq. ft. (65.7 sq. m.) approx.



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THE ESTATE AGENTS

TOTAL FLOOR AREA: 1406 sq.ft. (130.7 sq.m.) approx.

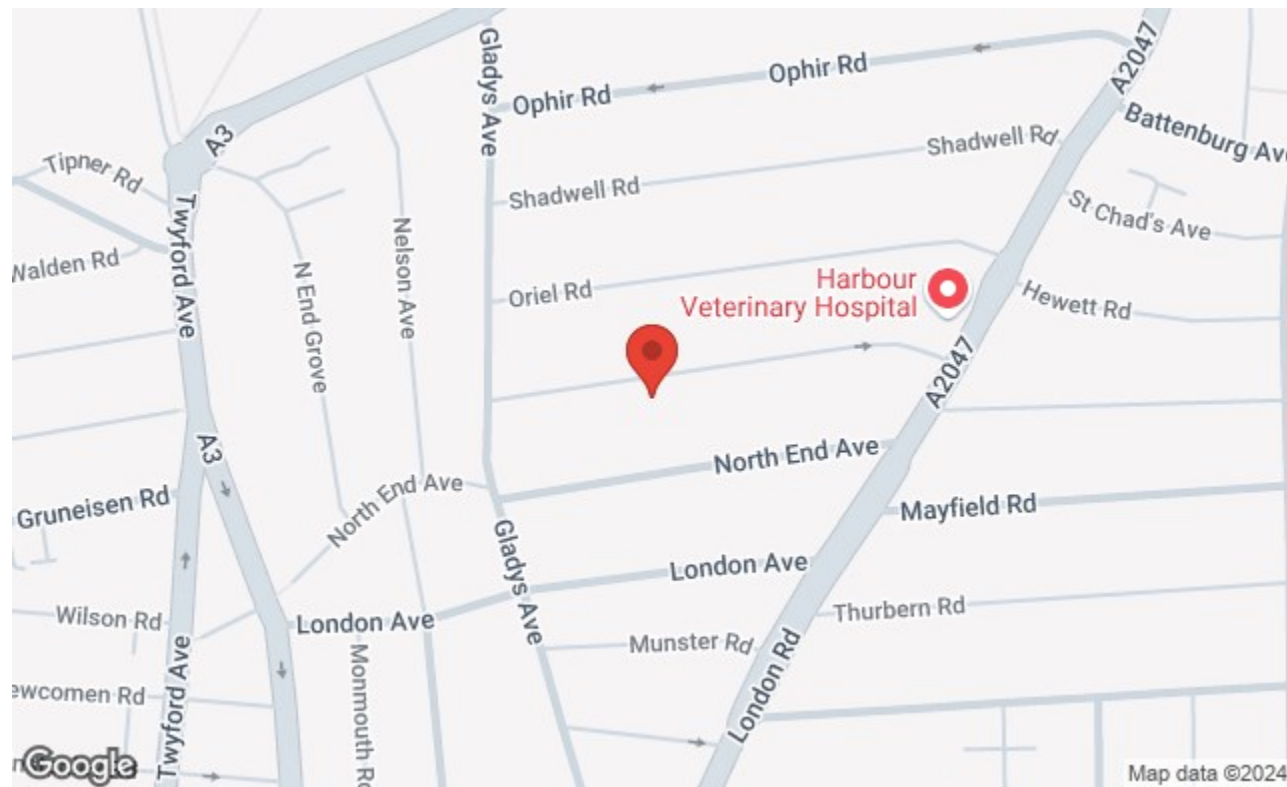
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FOR SALE

Offers Over £325,000

Wadham Road, Portsmouth PO2 9ED

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### HIGHLIGHTS

- MID TERRACED HOUSE
- DOUBLE BAY & FORECOURT
- THREE DOUBLE BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- OPEN PLANNED KITCHEN/DINER
- TWO FURTHER RECEPTION ROOMS
- NO ONWARD CHAIN
- PERFECT FAMILY HOME
- SPACIOUS ROOMS THROUGHOUT
- CALL TO ARRANGE INTERNAL VIEWING

**\*\* MODERN THREE BEDROOM HOME \*\***

We are delighted to introduce to the sales market, this beautiful three bedroom mid-terraced property in the highly sought after location of Wadham Road.

Entering the property, you are greeted by a welcoming entrance hallway, with access to the bright and airy sitting room which is flooded with light from the bay window, moving further down we are greeted by the second

reception room. The kitchen is open plan to the rear dining area which overlooks the low maintenance, south facing garden.

Moving back into the property and up to the first floor, you have three double bedrooms, and a three piece family bathroom.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment.

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

**LIVING ROOM**  
15'8" x 12'9" (4.78 x 3.90)

**RECEPTION ROOM**  
12'4" x 10'7" (3.78 x 3.23)

**KITCHEN/DINER**  
24'2" x 10'11" (7.39 x 3.35)

## GARDEN

## FIRST FLOOR

**BEDROOM ONE**  
16'7" x 15'11" (5.08 x 4.87)

**BEDROOM TWO**  
14'11" x 10'11" (4.57 x 3.35)

**BEDROOM THREE**  
12'5" x 10'5" (3.81 x 3.20)

**BATHROOM**  
11'6" x 7'5" (3.52 x 2.28)

**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			84
(81-91) B			
(69-80) C		70	
(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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