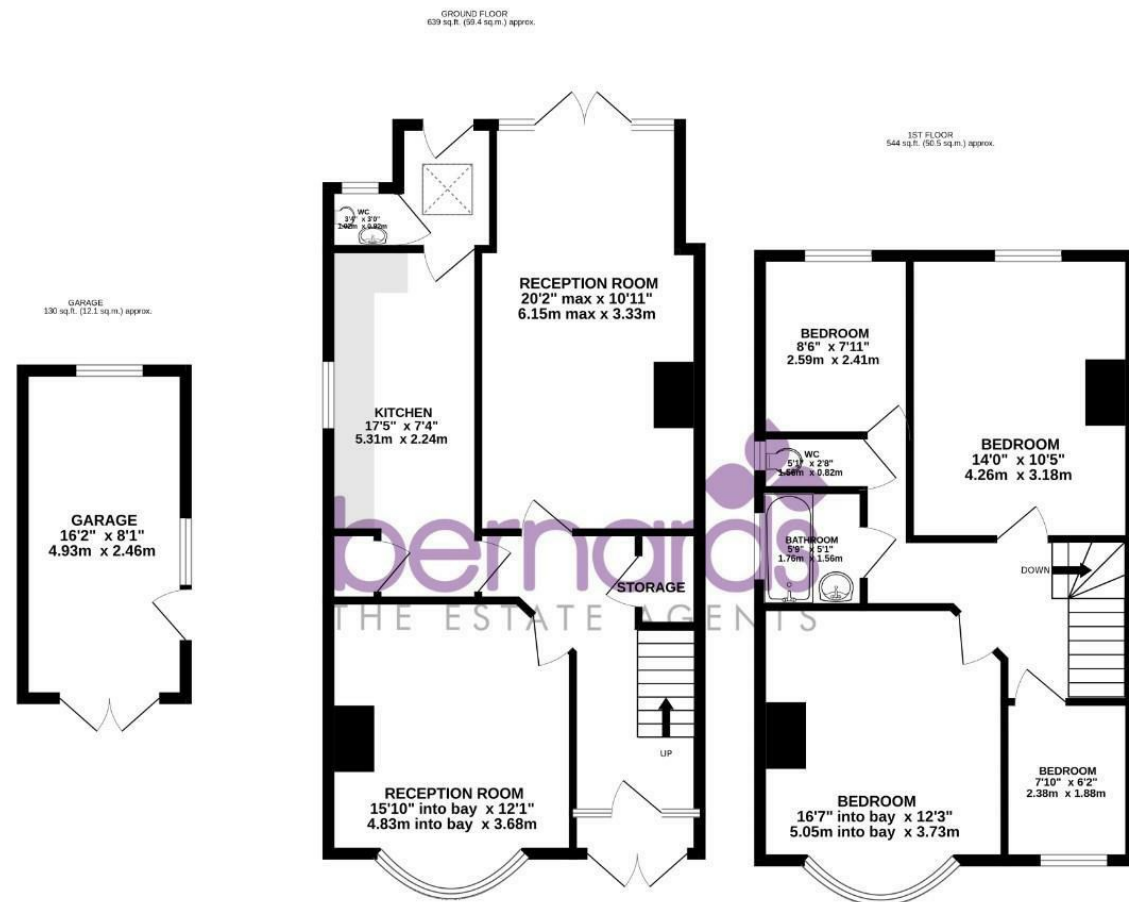


FOR SALE

Offers Over £375,000

Thurbern Road, Portsmouth PO2 0PJ

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TOTAL FLOOR AREA: 1313 sq.ft. (122.0 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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HIGHLIGHTS

- SEMI-DETACHED
- FOUR BEDROOMS
- TWO LARGE RECEPTIONS
- DOWNSTAIRS W/C
- GARAGE
- EXTENDED TO THE REAR
- SOUTH FACING GARDEN
- GREAT SIZE FAMILY HOME
- POTENTIAL FOR OPEN PLAN STPP
- CALL NOW TO ARRANGE YOUR VIEWING.

Welcome to this charming semi-detached house on Thurbern Road, Portsmouth! One of the standout features of this house you'll notice right away is the double bay and forecourt to the front which has been dressed with flower beds.

As you enter through the inviting porch, you'll be greeted by a welcoming hallway of which you have access in to the two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. The kitchen has ample surface space and room for appliances. Through the kitchen we have access to the downstairs W/C and part of the extension with doors in to the garden. The rear of the property has been extended to provide even more living space with the dining room measuring just over 20ft in length!

This lovely property boasts four bedrooms all conveniently located on the same floor, offering

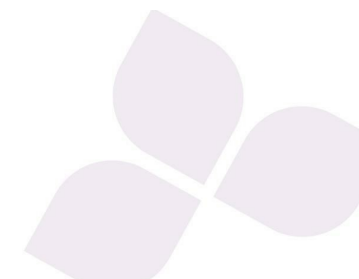
both space and privacy for everyone in the household. The bathroom has a separate toilet providing even more convenience for the family.

The south-facing low maintenance garden is a tranquil retreat where you can unwind and enjoy the outdoors without the hassle of extensive upkeep. The garden has a pond and a patio area perfect for those summer BBQs.

The property is completed by the spacious garage which has electric and lighting. The garage is accessible from the side of the property and via the garden.

Whether you're looking for a family home with ample living space or a property with great potential, this house on Thurbern Road ticks all the boxes. Don't miss out on the opportunity to make this house yours.

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



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



PROPERTY INFORMATION

PORCH

LOUNGE
15'10" x 12'0" (4.83 x 3.68)

DINING ROOM
20'2" x 10'11" (6.15 x 3.33)

KITCHEN
17'5" x 7'4" (5.31 x 2.24)

W/C
4'7" x 2'8" (1.42 x 0.82)

BEDROOM ONE
16'6" x 12'2" (5.05 x 3.73)

BEDROOM TWO
13'11" x 10'5" (4.26 x 3.18)

BEDROOM THREE
8'5" x 7'10" (2.59 x 2.41)

BEDROOM FOUR
7'9" x 6'2" (2.38 x 1.88)

BATHROOM
5'8" x 5'2" (1.75 x 1.58)

W/C

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

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.

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.

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
	78
	66
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	



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