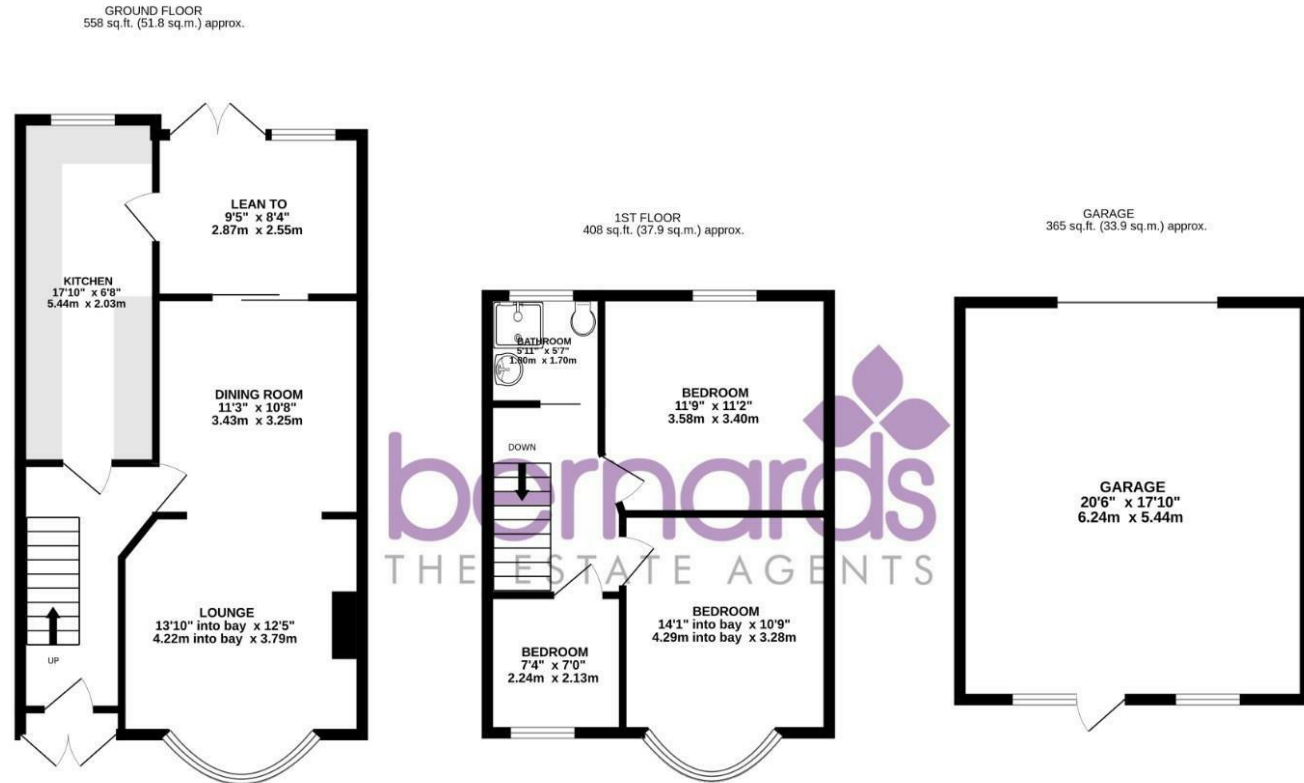


FOR SALE

Offers Over £315,000

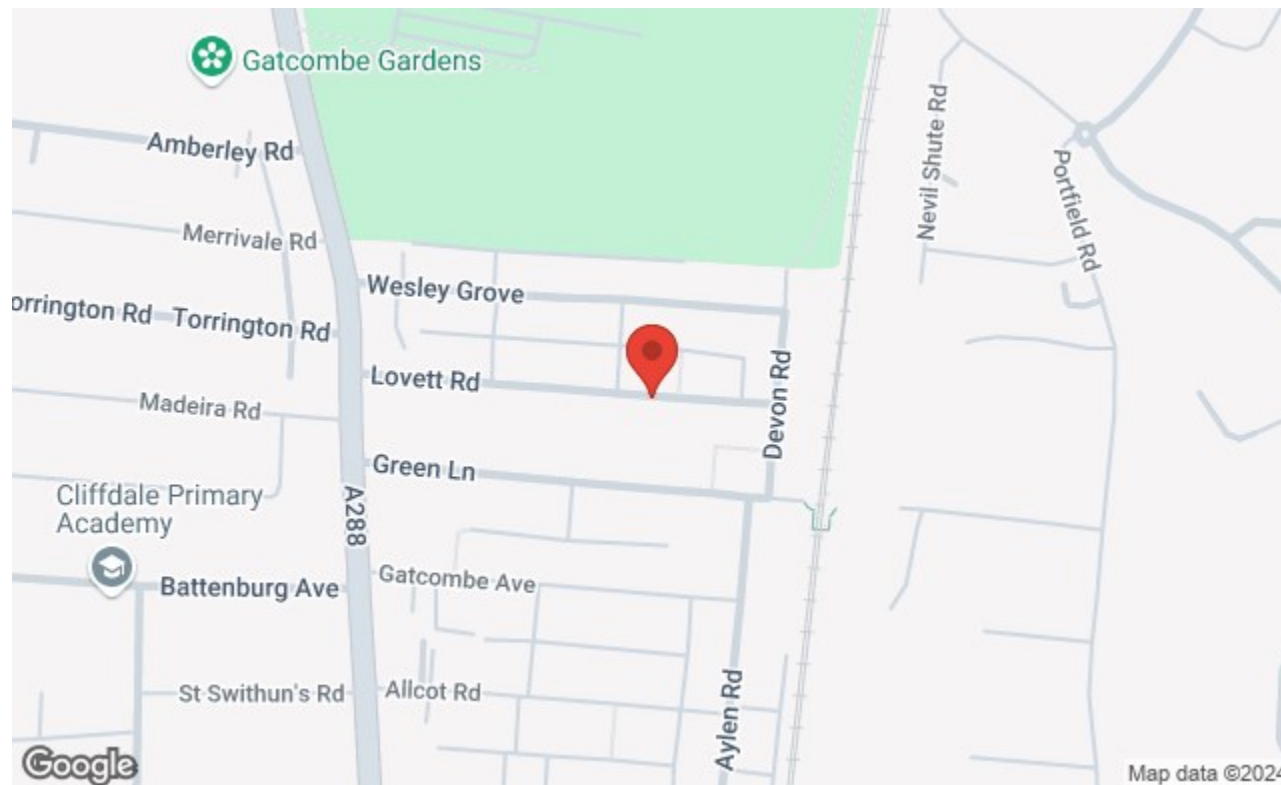
Lovett Road, Portsmouth PO3 5EX

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ FITTED KITCHEN
- ❖ LEAN TO
- ❖ SOUTH FACING GARDEN
- ❖ LARGE GARAGE
- ❖ SOUGHT AFTER LOCATION
- ❖ PERFECT FIRST HOME

**\*\* THREE BEDROOM COPNOR HOME WITH GARAGE \*\***

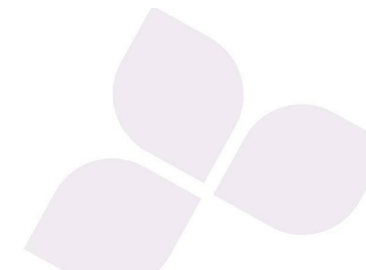
Bernards are delighted to welcome to the sales market this three bedroom, mid terraced home in the sought after location of Lovett Road, Copnor. This property is just a short walk from Hilsa Train Station and other local amenities.

The ground floor of this home consists of an open plan lounge/diner with a bay window to the front, letting in lots of natural light. The galley kitchen is also a

good size and opens out to the lean to. The south facing garden is low maintenance and has been laid to paving slab. You will also find the large garage at the rear of the garden. Moving upstairs, you have three bedrooms, two of which are doubles, and the three piece wet room.

This property would be ideal for those looking to get on the property ladder, whilst being able to add their own stamp. Please call Bernards to arrange a viewing on 02392 728090!

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



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



# PROPERTY INFORMATION

**LOUNGE**  
13'10" x 12'5" (4.22 x 3.79)

**DINING ROOM**  
11'3" x 10'7" (3.43 x 3.25)

**KITCHEN**  
17'10" x 6'7" (5.44 x 2.03)

**LEAN TO**  
9'4" x 8'4" (2.87 x 2.55)

**BEDROOM ONE**  
14'0" x 10'9" (4.29 x 3.28)

**BEDROOM TWO**  
11'8" x 11'1" (3.58 x 3.40)

**BEDROOM THREE**  
7'4" x 6'11" (2.24 x 2.13)

**BATHROOM**  
5'10" x 5'6" (1.80 x 1.70)

**GARAGE**  
20'5" x 17'10" (6.24 x 5.44)

**COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : C**

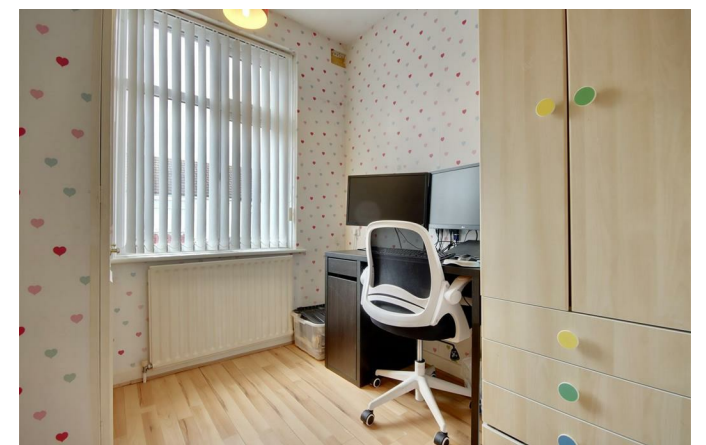
**MORTGAGE ADVICE**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK**  
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.

**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.

**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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	84
EU Directive 2002/91/EC	
England & Wales	



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