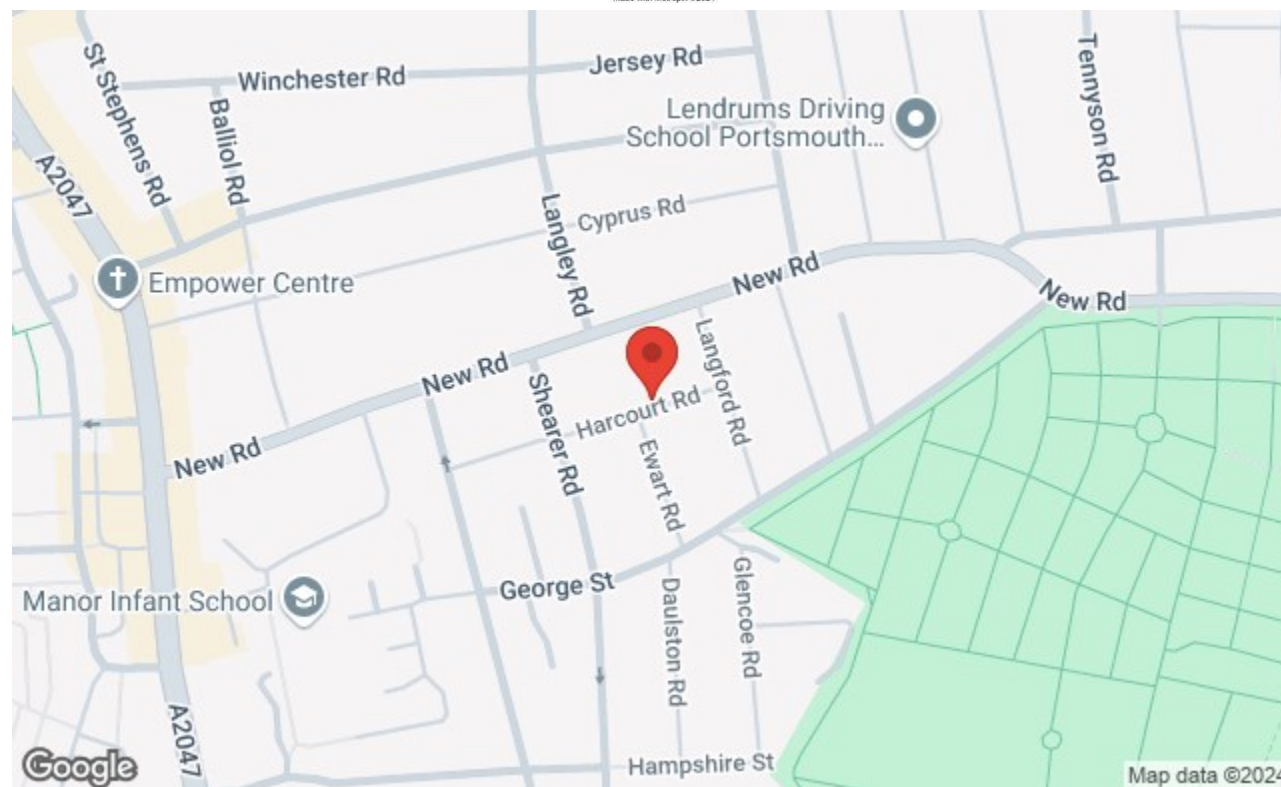


TOTAL FLOOR AREA: 933 sq. ft. (86.7 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



Price Guide £260,000

Harcourt Road, Portsmouth PO1 5RQ



## HIGHLIGHTS

- ❖ BAY&FORECOURT
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ LEAN TO
- ❖ THREE BEDROOMS
- ❖ READY TO MOVE INTO
- ❖ GREAT FIRST TIME PURCHASE
- ❖ UPSTAIRS BATHROOM
- ❖ IDEAL INVESTMENT
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO LOCAL AMENITIES

Welcome to Harcourt Road, Portsmouth - a great location for this delightful mid-terraced house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Step inside to discover a modern open-planned kitchen/diner, ideal for whipping up delicious meals while still being part of the conversation. With three good-sized bedrooms, there's plenty of space for the whole family to unwind and recharge. Upstairs,

you'll find a convenient three piece family bathroom.

The side has been built up to a lean to providing ample storage.

The rear garden comprises of a partially decked area and astro turf making it low maintenance.

Don't miss out on the opportunity to make this house your home - Harcourt Road is calling your name!

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
13'6" x 9'11" (4.13 x 3.03)

**KITCHEN/DINER**  
23'10" x 8'9" (7.28 x 2.67)

**LEAN TO**  
19'0" x 3'6" (5.81 x 1.09)

**BEDROOM ONE**  
13'1" x 10'11" (3.99 x 3.35)

**BEDROOM TWO**  
11'1" x 8'11" (3.40 x 2.72)

**BATHROOM**  
5'5" x 5'4" (1.66 x 1.65)

**BEDROOM THREE**  
9'10" x 6'3" (3.00 x 1.91)

## 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.

## 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.

## 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 plus) 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	
EU Directive 2002/91/EC	
England & Wales	



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