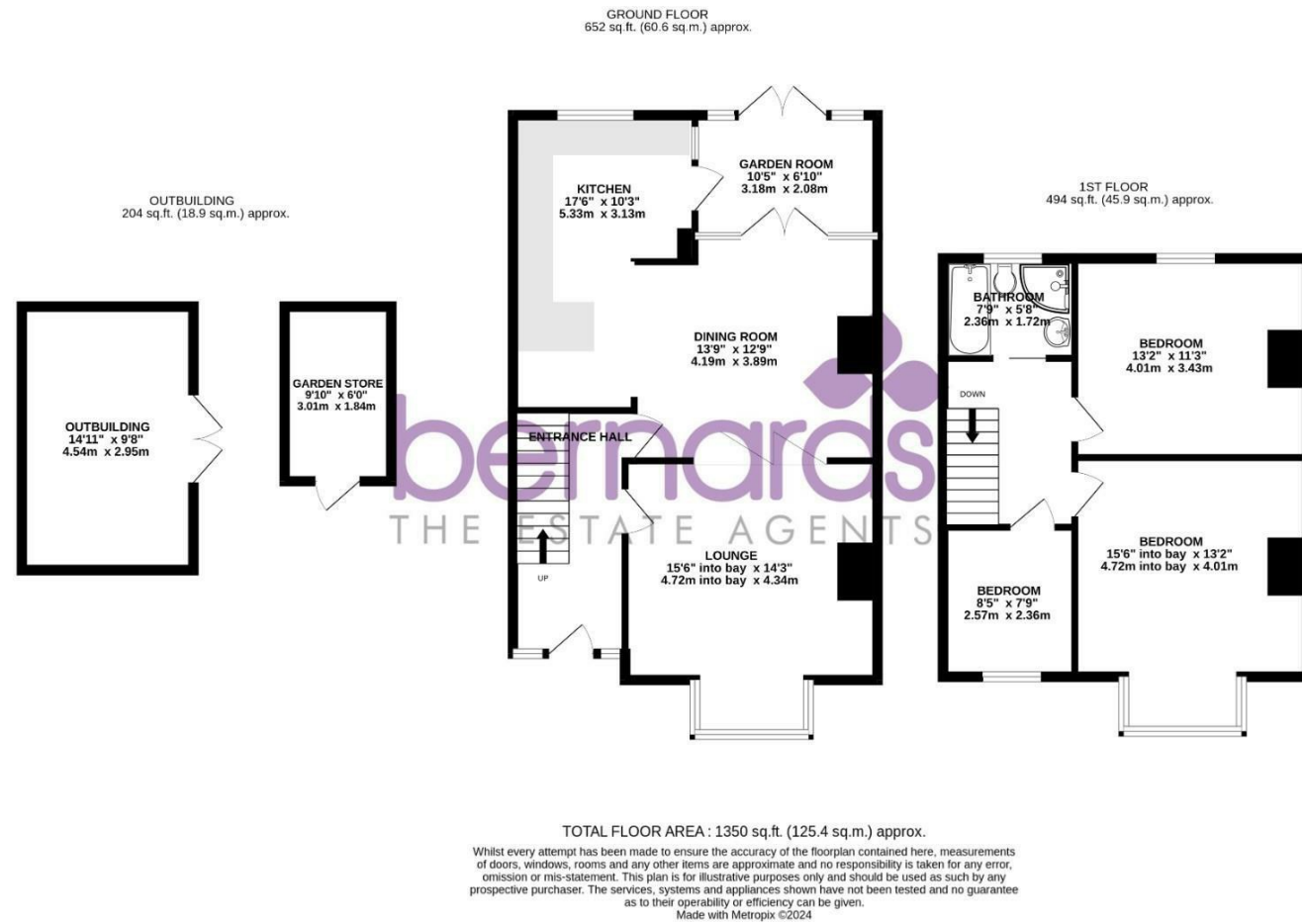


FOR SALE

Offers Over £305,000

Northern Parade, Portsmouth PO2 9LR

bernards  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ DOUBLE BAY&FORECOURT
- ❖ OPEN PLAN
- ❖ THREE BEDROOMS
- ❖ EXTENDED KITCHEN
- ❖ SUN ROOM
- ❖ OUTBUILDING
- ❖ GARDEN STORE
- ❖ GREAT SIZE FAMILY HOME
- ❖ GREAT POTENTIAL
- ❖ CALL TO ARRANGE A VIEWING.

\*\*\*THREE BEDROOMS - OUTBUILDING\*\*\*

Nestled in the charming Northern Parade of Portsmouth, this terraced house offers a delightful blend of comfort and potential. Boasting two reception rooms, three bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a cozy yet spacious abode.

One of the standout features of this home is the versatile outbuilding, which presents a myriad of possibilities - whether you fancy a home office, a gym, or even your own bar, the choice is yours to make. The open plan lounge diner is ideal for entertaining guests or simply unwinding

after a long day.

The extended kitchen and separate sunroom provide ample space for culinary adventures and relaxation, while the easterly facing garden offers a great size for outdoor activities or simply basking in the sun. With three bedrooms, there is plenty of room for a growing family or accommodating guests.

Overall, this property on Northern Parade is a gem waiting to be discovered, offering a comfortable living space with the potential to be transformed into your dream home. Don't miss out on the opportunity to make this charming house your own!

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 HALLWAY

**LOUNGE**  
15'5" x 14'2" (4.72 x 4.34)

**DINING ROOM**  
13'8" x 12'9" (4.19 x 3.89)

**KITCHEN**  
17'5" x 10'3" (5.33 x 3.13)

**GARDEN ROOM**  
10'5" x 6'9" (3.18 x 2.08)

**BEDROOM ONE**  
15'5" x 13'1" (4.72 x 4.01)

**BEDROOM TWO**  
13'1" x 11'3" (4.01 x 3.43)

**BEDROOM THREE**  
8'5" x 7'8" (2.57 x 2.36)

**BATHROOM**  
7'8" x 5'7" (2.36 x 1.72)

**OUTBUILDING**  
14'10" x 9'8" (4.54 x 2.95)

**GARDEN STORE**  
9'10" x 6'0" (3.01 x 1.84)

## 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

## 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.

## 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.

## 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.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :



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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