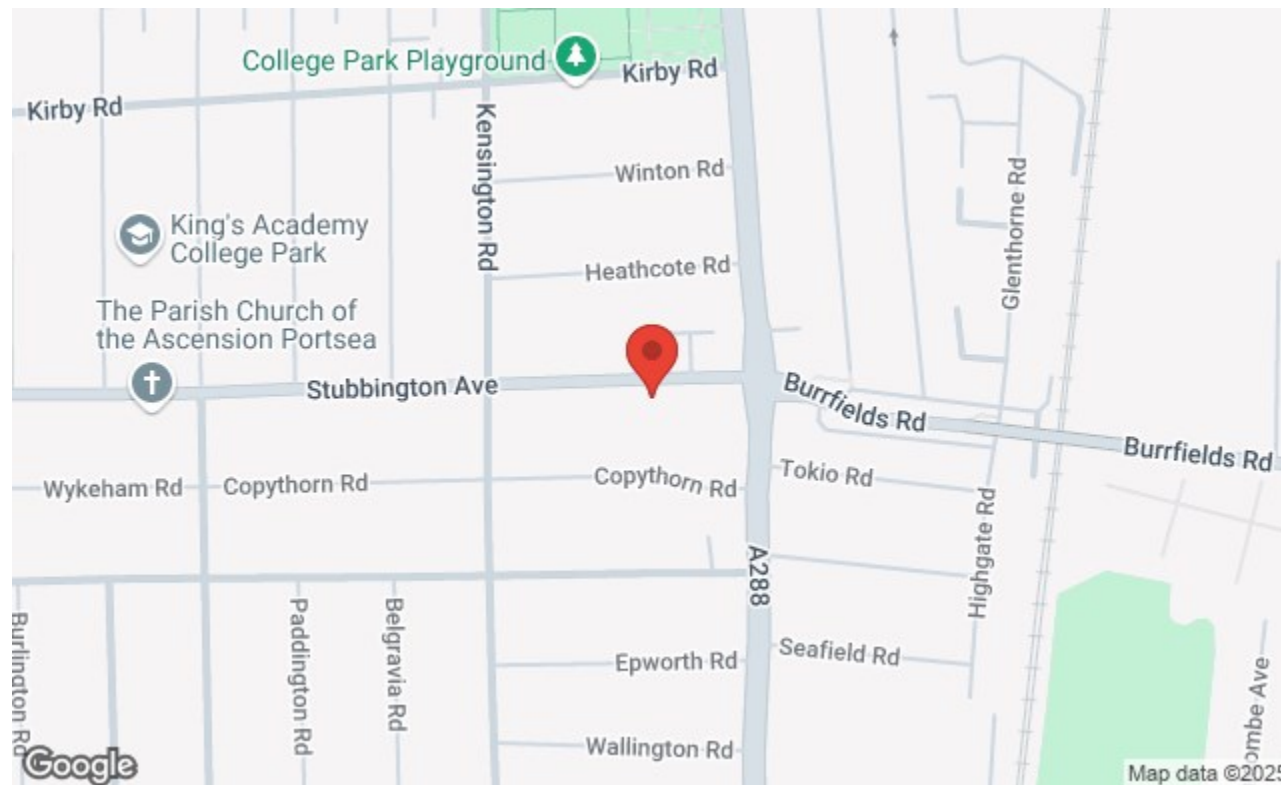
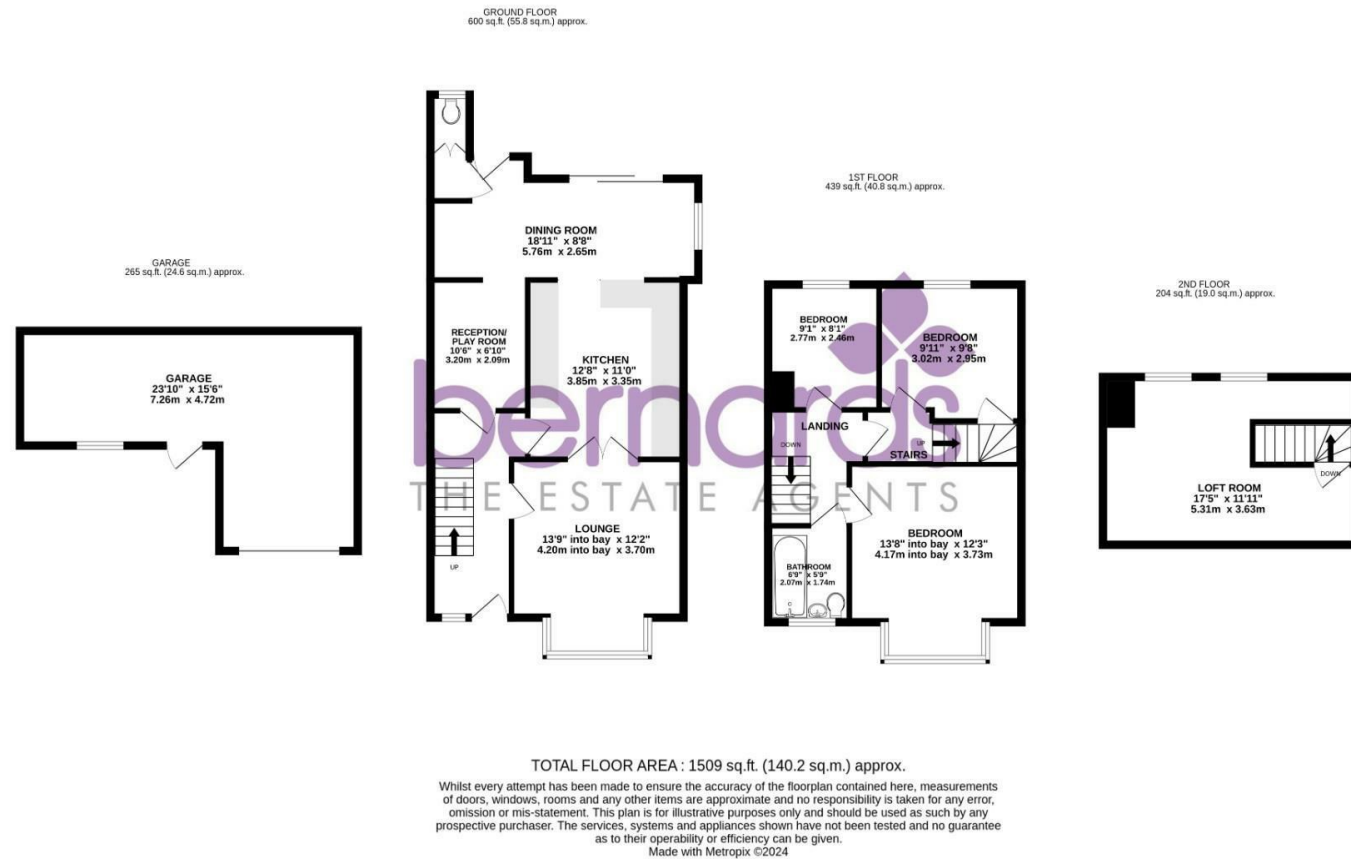


FOR SALE

Offers In The Region Of
£365,000

Stubbington Avenue, Portsmouth PO2 0JN

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- SEPARATE LOUNGE
- DOWNSTAIRS TOILET
- SOUTH FACING GARDEN
- GARAGE
- SHARED DRIVEWAY
- EV CHARGING POINT
- CLOSE TO LOCAL AMENITIES

Welcome to this charming semi-detached house located on Stubbington Avenue in Portsmouth. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy their own private retreat.

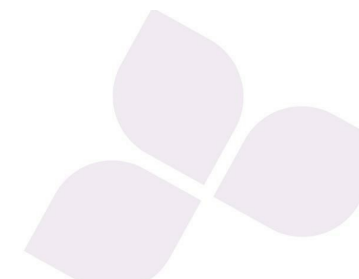
The open plan kitchen diner is a highlight of this home, providing a bright and airy space for cooking delicious meals and enjoying them with loved ones. Imagine the joy of hosting dinner parties or casual

brunches in this inviting area.

One of the standout features of this property is the south-facing garden, a tranquil oasis where you can soak up the sun, indulge in gardening, or simply unwind after a long day. The garage adds convenience and extra storage space, making daily life that much easier.

Don't miss the opportunity to make this lovely house your home. Embrace the warmth and comfort it offers, and create lasting memories in this delightful abode.

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
13'9" x 12'1" (4.20 x 3.70)

KITCHEN
12'7" x 10'11" (3.85 x 3.35)

DINING ROOM
18'10" x 8'8" (5.76 x 2.65)

PLAY ROOM
10'5" x 6'10" (3.20 x 2.09)

BEDROOM ONE
13'8" x 12'2" (4.17 x 3.73)

BEDROOM TWO
9'10" x 9'8" (3.02 x 2.95)

BEDROOM THREE
9'1" x 8'0" (2.77 x 2.46)

BATHROOM
6'9" x 5'8" (2.07 x 1.74)

LOFT ROOM
17'5" x 11'10" (5.31 x 3.63)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,844.85

MORTGAGE ADVISOR
We offer financial services here at Bernard's. 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 Bernard's 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. Bernard's 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
Bernard's 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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