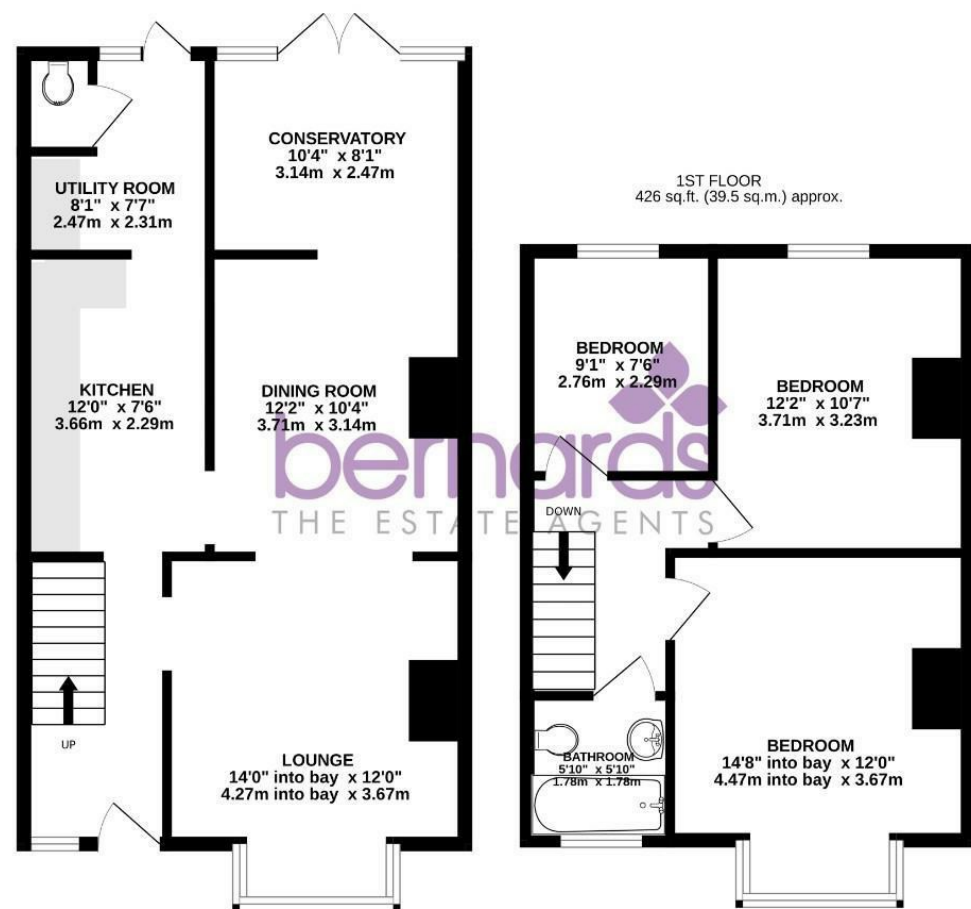


GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.5 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 not 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



Asking Price £340,000

Randolph Road, Portsmouth PO2 0NL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY&FORECOURT
- ❖ LINK DETACHED
- ❖ THREE BEDROOMS
- ❖ UTILITY ROOM
- ❖ WEST FACING GARDEN
- ❖ SIDE ACCESS
- ❖ MODERN DECOR
- ❖ SCHOOL CATCHMENT AREA
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ BEAUTIFUL FAMILY HOME

Welcome to this charming property located on Randolph Road in Portsmouth. This delightful link-detached house boasts three bedrooms, offering ample space for a growing family or those in need of a home office.

One of the standout features of this property is the extended utility room and conservatory, providing additional living space and a lovely area to relax and enjoy the natural light. The through lounge diner is perfect for entertaining guests or simply unwinding after a

long day.

Outside, the garden is laid to lawn, providing a tranquil setting for outdoor activities or a peaceful retreat. Additionally, there is a brick-built shed offering storage space for tools, bikes, or any other belongings.

Don't miss the opportunity to make this property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and envision the possibilities that this lovely home presents.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'0" x 12'0" (4.27 x 3.67)

DINING ROOM

12'2" x 9'10", 4'5" x 11" (3.71 x 3.14)

KITCHEN

12'0" x 7'6" (3.66 x 2.29)

UTILITY ROOM

8'1" x 7'6" (2.47 x 2.31)

CONSERVATORY

10'3" x 8'1" (3.14 x 2.47)

BEDROOM ONE

14'7" x 12'0" (4.47 x 3.67)

BEDROOM TWO

12'2" x 10'7" (3.71 x 3.23)

BEDROOM THREE

9'0" x 7'6" (2.76 x 2.29)

BATHROOM

5'10" x 5'10" (1.78 x 1.78)

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

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.

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		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		81
(81-91) B		
(69-80) C	68	
(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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