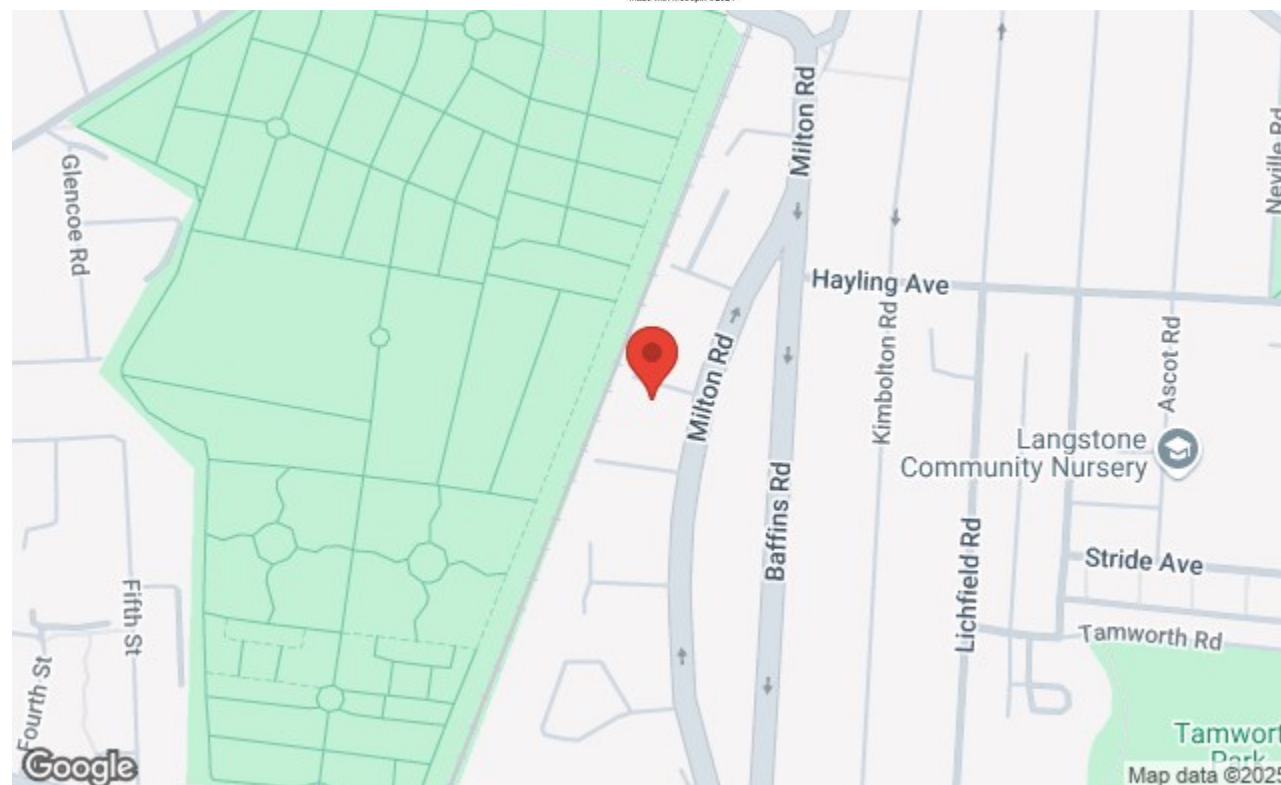


TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.

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



FOR SALE

Offers In Excess Of £270,000

Douglas Road, Portsmouth PO3 6AU

bernards  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ END TERRACED
- ❖ BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ SPACIOUS LOUNGE
- ❖ EXTENDED DINING ROOM
- ❖ DOWNSTAIRS TOILET
- ❖ SOUTH FACING GARDEN
- ❖ NEUTRALLY DECORATED
- ❖ CENTRAL LOCATION

Bernards are pleased to welcome to the sales market this spacious three bedroom, end of terrace house situated in the sought after location of Douglas Road, Baffins.

To the front of the property, you have a bright and airy lounge with a bay window. Moving through, you will find the fitted kitchen which has ample worktop and cupboard space. You will find the dining room and extended sun room to the rear. The low maintenance garden is south facing and has been laid to patio and artificial grass. Moving

back inside, the ground floor is completed by the cloakroom. Upstairs, you will find three bedrooms, all double in size, and the three piece bathroom.

This property has been neutrally decorated throughout and is in immaculate condition, please call Bernards on 02392 728090 to arrange your viewing!

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



# PROPERTY INFORMATION

**LOUNGE**  
14'7" x 10'7" (4.45 x 3.23)

**KITCHEN**  
11'10" x 9'1" (3.61 x 2.79)

**DINING ROOM**  
13'11" x 12'2" (4.26 x 3.71)

**SUN ROOM**  
7'5" x 6'4" (2.28 x 1.94)

**WC**  
2'5" x 3'10" (0.74 x 1.19)

**BEDROOM ONE**  
13'10" x 11'10" (4.22 x 3.61)

**BEDROOM TWO**  
12'2" x 8'11" (3.71 x 2.74)

**BEDROOM THREE**  
12'0" x 9'1" (3.68 x 2.78)

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

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

**BAND : B**

**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.

**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 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

