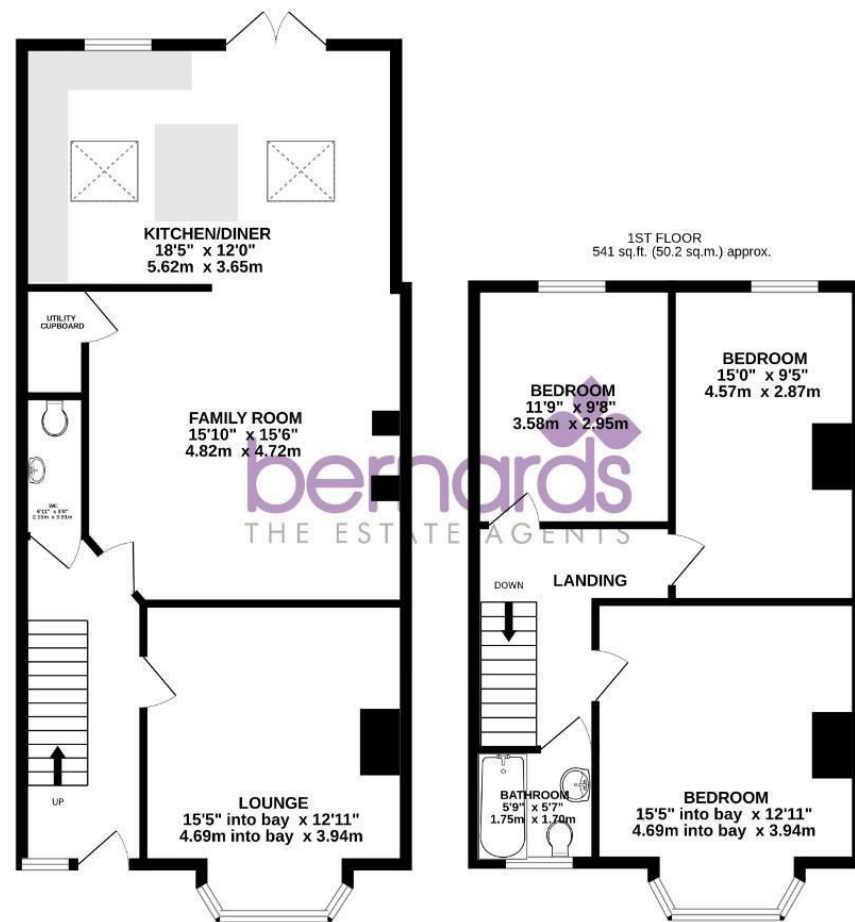
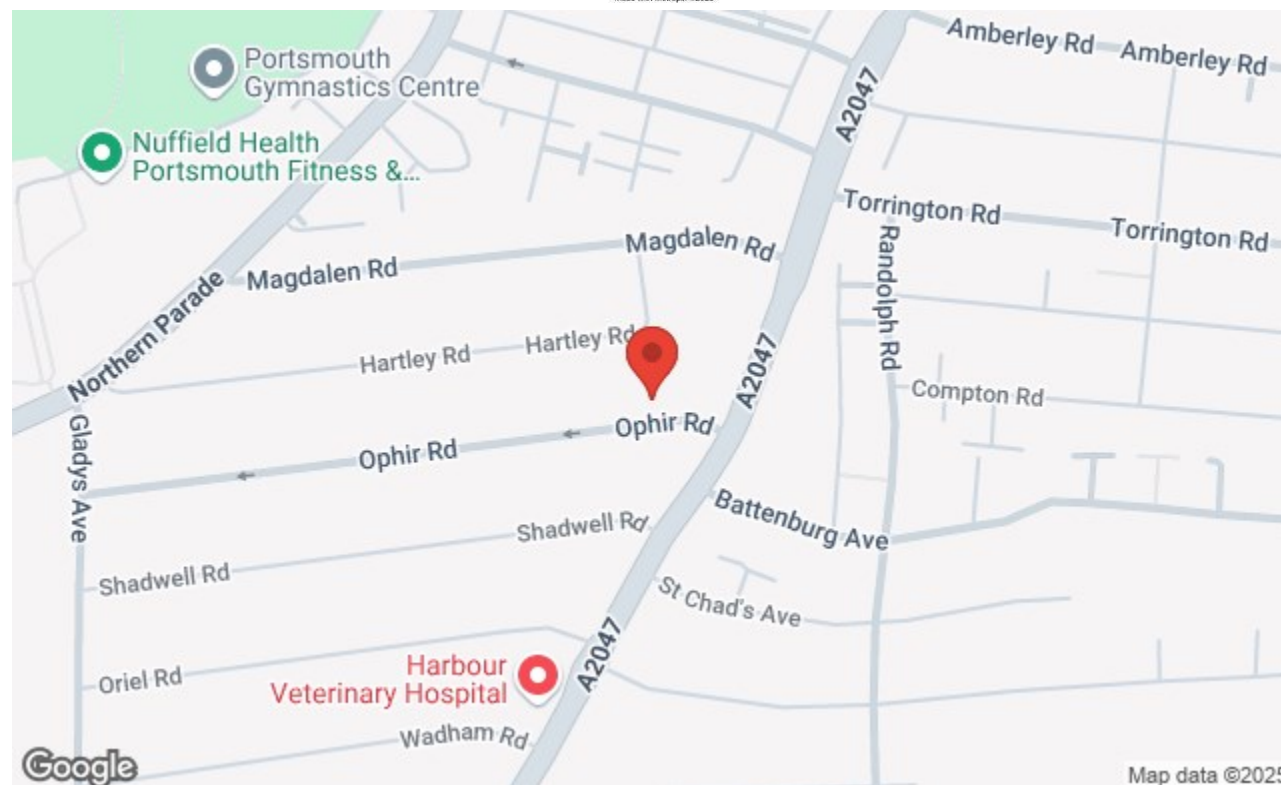


GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 sq.m.) approx.  
Whilst 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.  
Made with Metropix (2025)



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Ophir Road, Portsmouth PO2 9EN

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THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ MID TERRACED FAMILY HOME
- ❖ THREE DOUBLE BEDROOMS
- ❖ GARAGE TO REAR
- ❖ MODERN THROUGHOUT
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ FANTASTIC FAMILY HOME
- ❖ CLOSE TO PUBLIC TRANSPORT LINKS
- ❖ WALKING DISTANCE TO SHOPS
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

\*\*\*THREE BEDROOM VICTORIAN HOUSE WITH A GARAGE\*\*\*

Nestled on the charming Ophir Road in Portsmouth, this delightful house offers a perfect blend of space and modern living. With its attractive double bay and forecourt, the property presents a warm welcome from the moment you arrive. Inside, you will find two generously sized reception rooms, ideal for both relaxation and entertaining guests. The open plan kitchen and dining area create a sociable atmosphere, perfect for family gatherings or casual meals.

The house boasts three spacious double bedrooms, providing ample room for family or guests. Each bedroom is designed to offer comfort and privacy, making it an ideal

retreat at the end of the day. The well-appointed bathroom caters to all your needs, ensuring convenience for the household.

Additionally, the property features rear access and a garage, providing practical solutions for storage and parking. This home is not only a wonderful living space but also offers the potential for personalisation to suit your lifestyle.

Situated in a desirable area of Portsmouth, this property is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its appealing features and prime location, this house is a fantastic opportunity for those seeking a new home in this vibrant city. Don't miss the chance to make it yours.

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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

15'4" x 12'11" (4.69 x 3.94)

## DOWNSTAIRS WC

## FAMILY ROOM

15'9" x 15'5" (4.82 x 4.72)

## KITCHEN/DINER

18'5" x 11'11" (5.62 x 3.65)

## GARDEN

## GARAGE

## FIRST FLOOR

## BEDROOM ONE

15'4" x 12'11" (4.69 x 3.94)

## BEDROOM TWO

14'11" x 9'4" (4.57 x 2.87)

## BEDROOM THREE

11'8" x 9'8" (3.58 x 2.95)

## BATHROOM

5'8" x 5'6" (1.75 x 1.70)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

## 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.

## 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.

## 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.

## 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		87
(81-91) B	76	
(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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