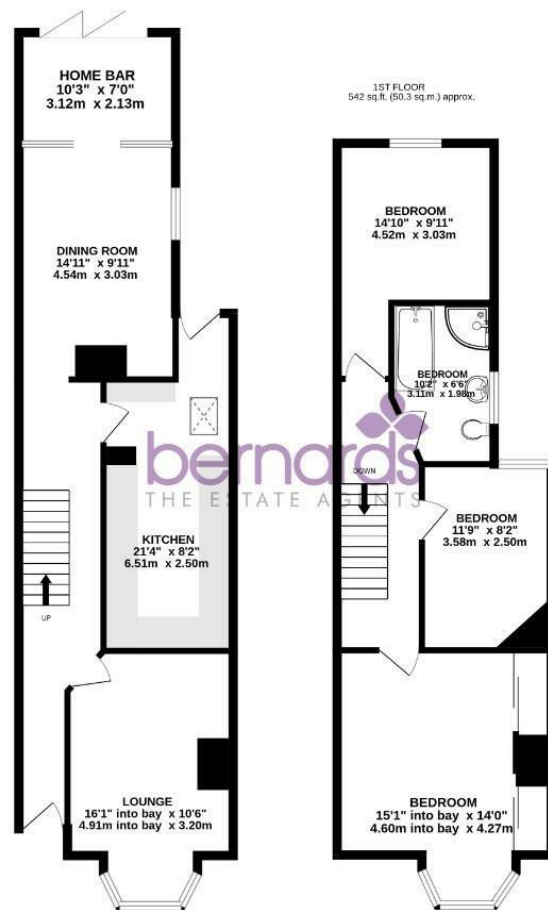


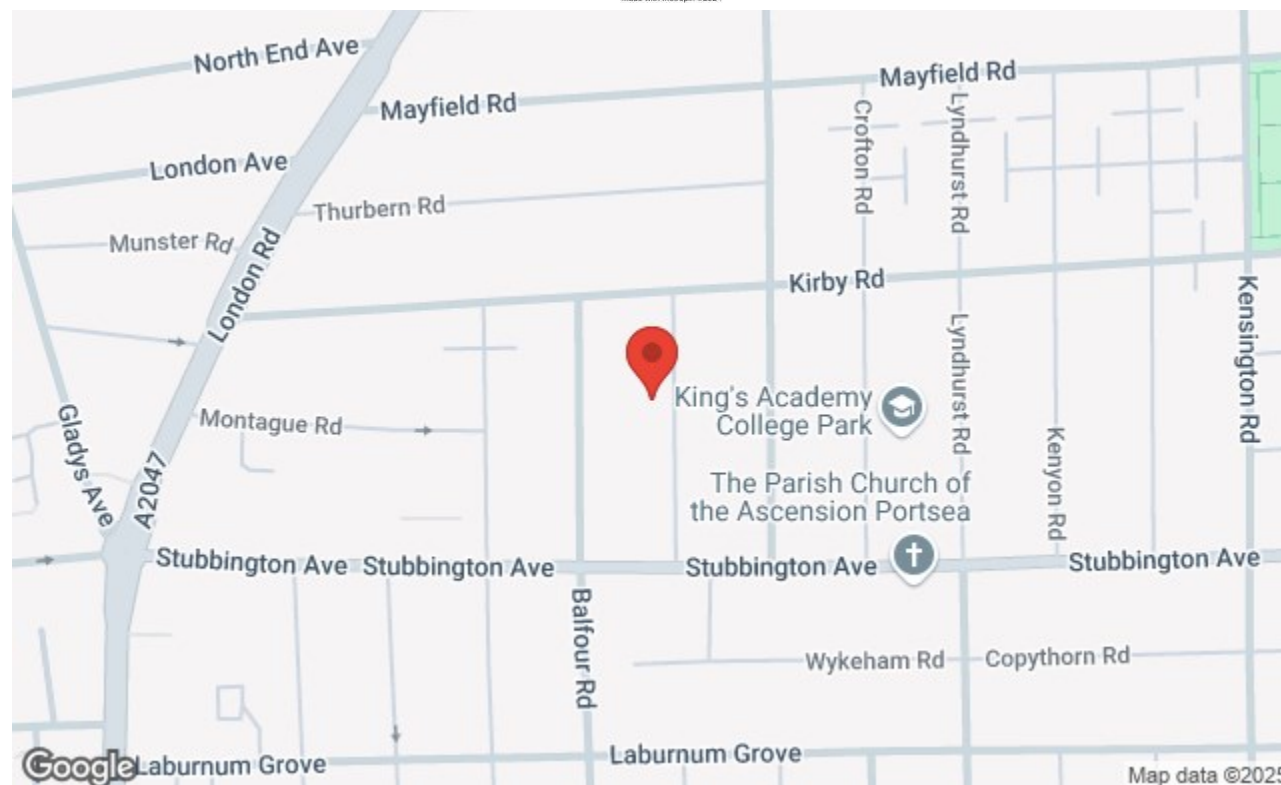
GROUND FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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**

£315,000

Fearon Road, Portsmouth PO2 0NJ

**bernards**  
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ DOUBLE BAY & FORECOURT
- ❖ UPSTAIRS MODERN BATHROOM
- ❖ MODERN FITTED KITCHEN
- ❖ TWO RECEPTION ROOMS
- ❖ HOME BAR TO REAR OF HOUSE
- ❖ LOW MAINTENANCE GARDEN

Welcome to Fearon Road, North End - a charming terraced house that is perfect for families looking for a modern and spacious home. One of the unique features of this property is the home bar located at the rear of the house and boasts two reception rooms, making it perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of space for the whole family to enjoy.

The house itself is designed to be spacious throughout, providing a

comfortable and inviting atmosphere for you and your family. Whether you're looking to unwind in one of the reception rooms or retreat to one of the three bedrooms, this property offers the perfect balance of functionality and style.

Don't miss out on the opportunity to make this family home on Fearon Road your own. Embrace the modern living experience and envision the possibilities that this property has to offer. Book a viewing today and step into your future home!

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

16'1" x 10'5" (4.91 x 3.20)

## KITCHEN

21'4" x 8'2" (6.51 x 2.50)

## DINING ROOM

14'10" x 9'11" (4.54 x 3.03)

## HOME BAR

10'2" x 6'11" (3.12 x 2.13)

## GARDEN

## FIRST FLOOR

## BEDROOM ONE

15'1" x 14'0" (4.60 x 4.27)

## BEDROOM TWO

11'8" x 8'2" (3.58 x 2.50)

## BEDROOM THREE

14'9" x 9'11" (4.52 x 3.03)

## UPSTAIRS BATHROOM

10'2" x 6'5" (3.11 x 1.96)

## 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		
(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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