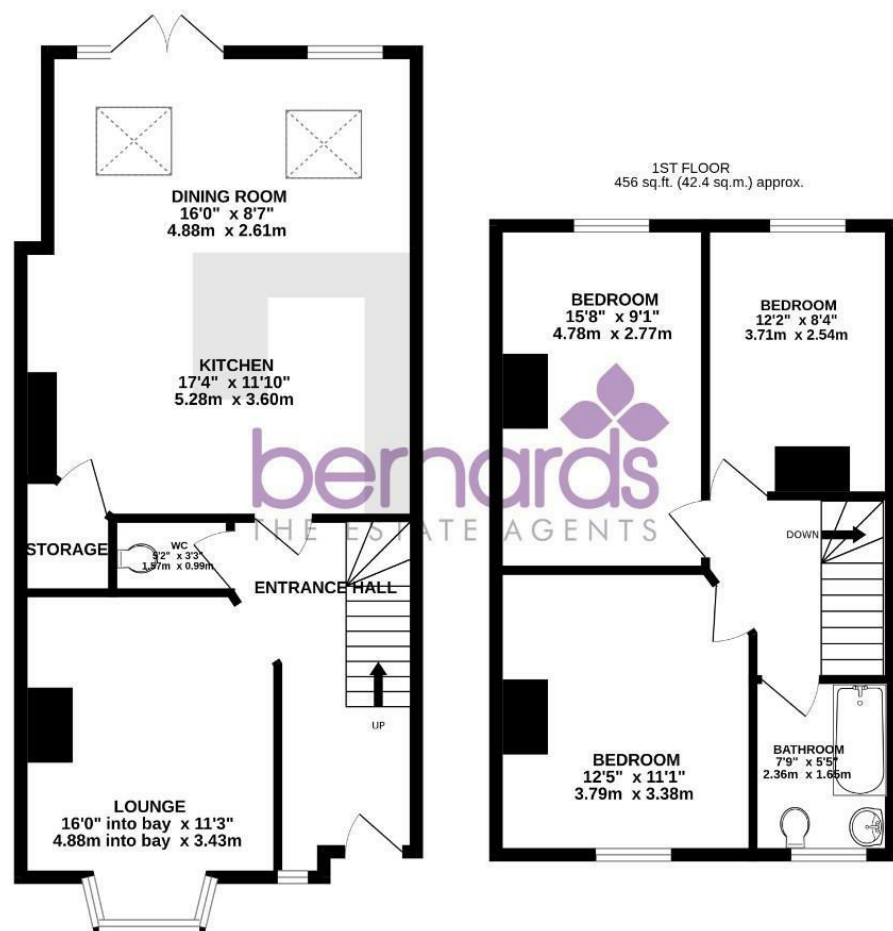


GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.

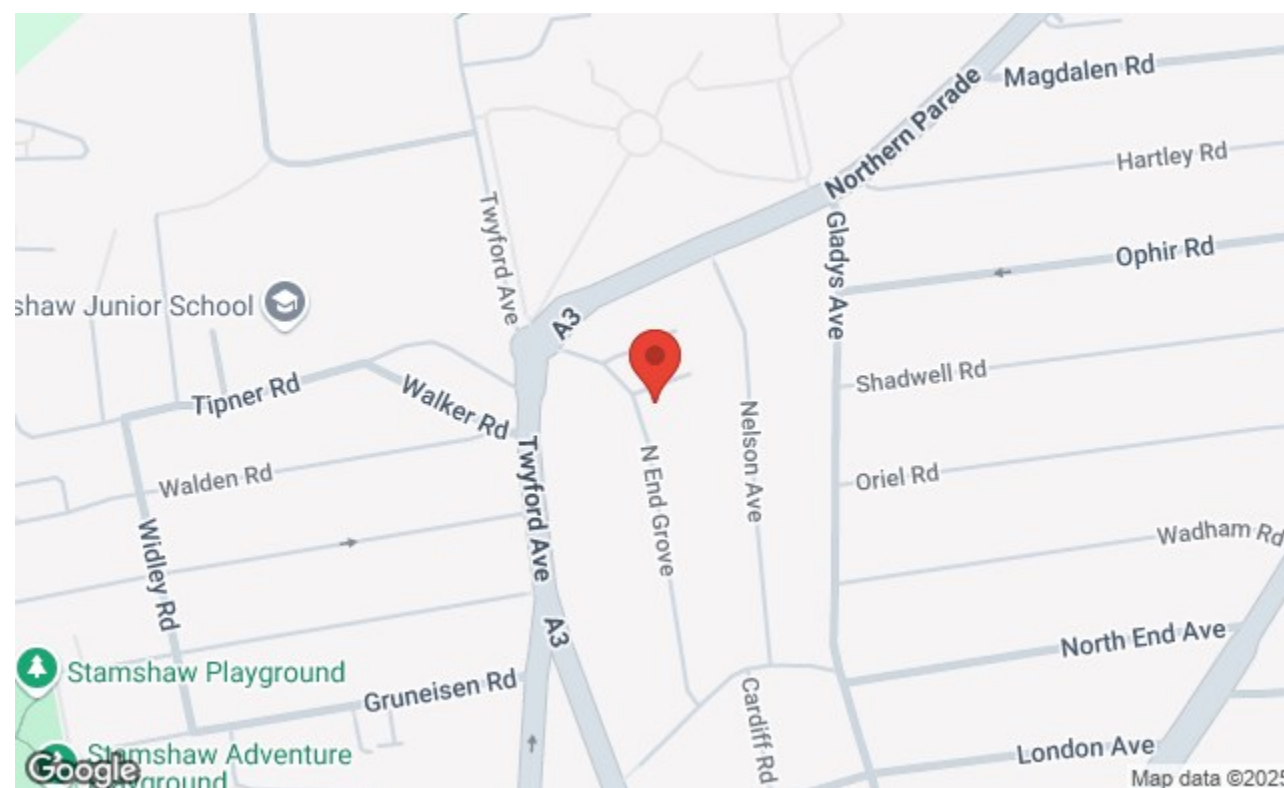


1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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 Over £270,000

North End Grove, Portsmouth PO2 8NG

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THE ESTATE AGENTS



**3** **1** **2**

## HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ CLOAKROOM
- ❖ UTILITY
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ LARGE LOUNGE
- ❖ GREAT INVESTMENT PROPERTY
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

Welcome to this charming property located in the sought-after North End Grove, Portsmouth. This delightful mid-terrace house boasts three spacious double bedrooms, perfect for a growing family or those in need of extra space.

One of the highlights of this property is the extended open plan kitchen, ideal for entertaining guests or simply enjoying family meals together. The downstairs W/C adds convenience to this lovely home.

Completing downstairs is the utility space and the lounge to the front.

The rear garden is a nice size comprised of astro turf and decking making it low maintenance and manageable.

Don't miss the opportunity to make this house your home. With its desirable location and charming features, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards owning your dream home in Portsmouth.

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





# PROPERTY INFORMATION

**LOUNGE**  
16'0" x 11'3" (4.88 x 3.43)

**W/C**  
5'1" x 3'2" (1.57 x 0.99)

**KITCHEN**  
17'3" x 11'9" (5.28 x 3.60)

**UTILITY SPACE**

**DINING AREA**  
16'0" x 8'6" (4.88 x 2.61)

**BEDROOM ONE**  
12'5" x 11'1" (3.79 x 3.38)

**BEDROOM TWO**  
15'8" x 9'1" (4.78 x 2.77)

**BEDROOM THREE**  
12'2" x 8'3" (3.71 x 2.54)

**BATHROOM**  
7'8" x 5'4" (2.36 x 1.65)

**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.

**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.

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

**BAND : B**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(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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