



Offers In Excess Of £350,000

Telford Road, Portsmouth PO2 9NR

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ EARLY 1930'S BUILD
- ❖ GARAGE
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY/EXTENSIONS
- ❖ DOWNSTAIRS W/C
- ❖ UTILITY SPACE
- ❖ PERIOD FEATURES
- ❖ GREAT FAMILY HOME
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

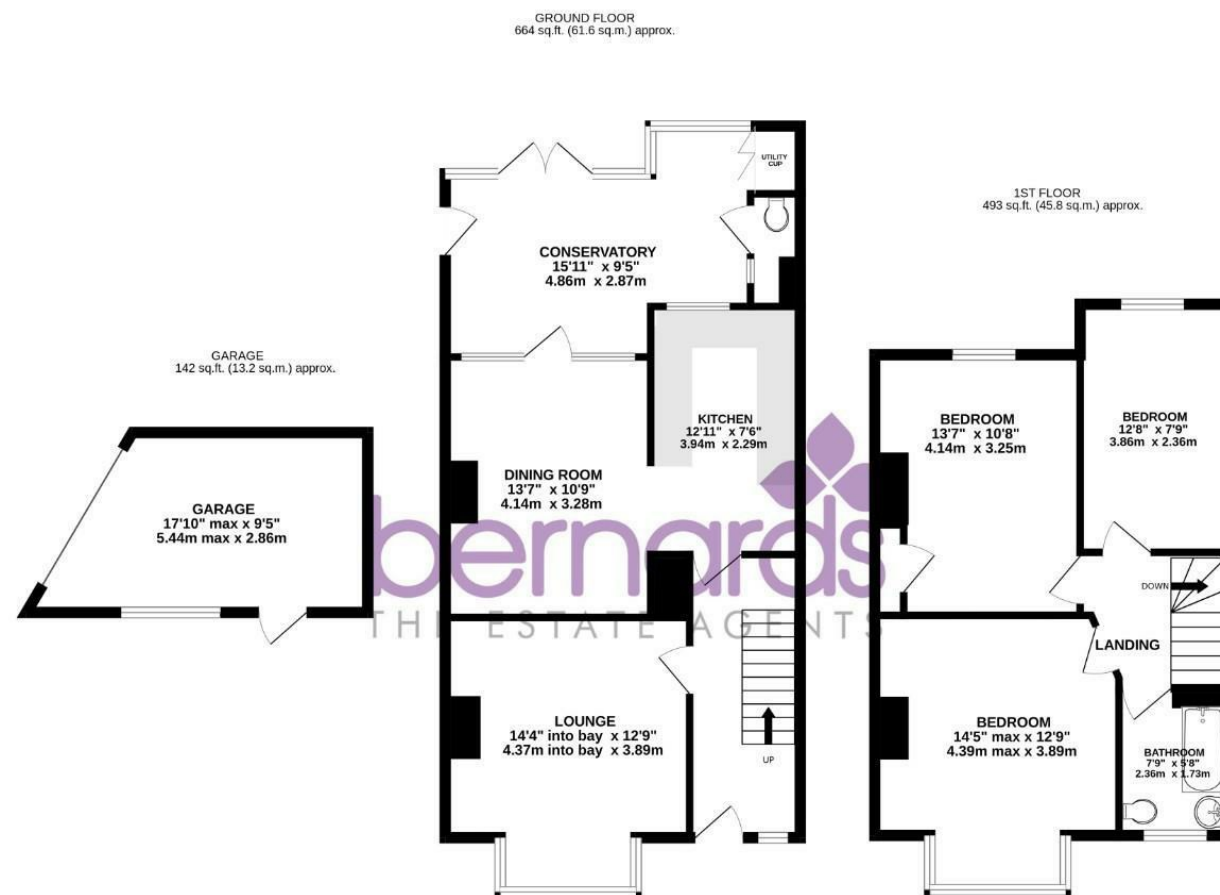
Nestled on Telford Road a quiet Cul-De-Sac, in the vibrant city of Portsmouth, this charming end-of-terrace Edwardian home, dating back to the early 1930s, offers a delightful blend of period features and modern convenience. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that exude character, showcasing beautiful stained glass windows and other period details that reflect the home's rich history. The extended rear of the property enhances its functionality, providing a useful utility area and a convenient W/C, making daily

living a breeze.

The exterior of the home is equally appealing, featuring a double bay front and a forecourt that adds to its curb appeal. Side access leads to a garage at the rear, offering secure parking and additional storage options.

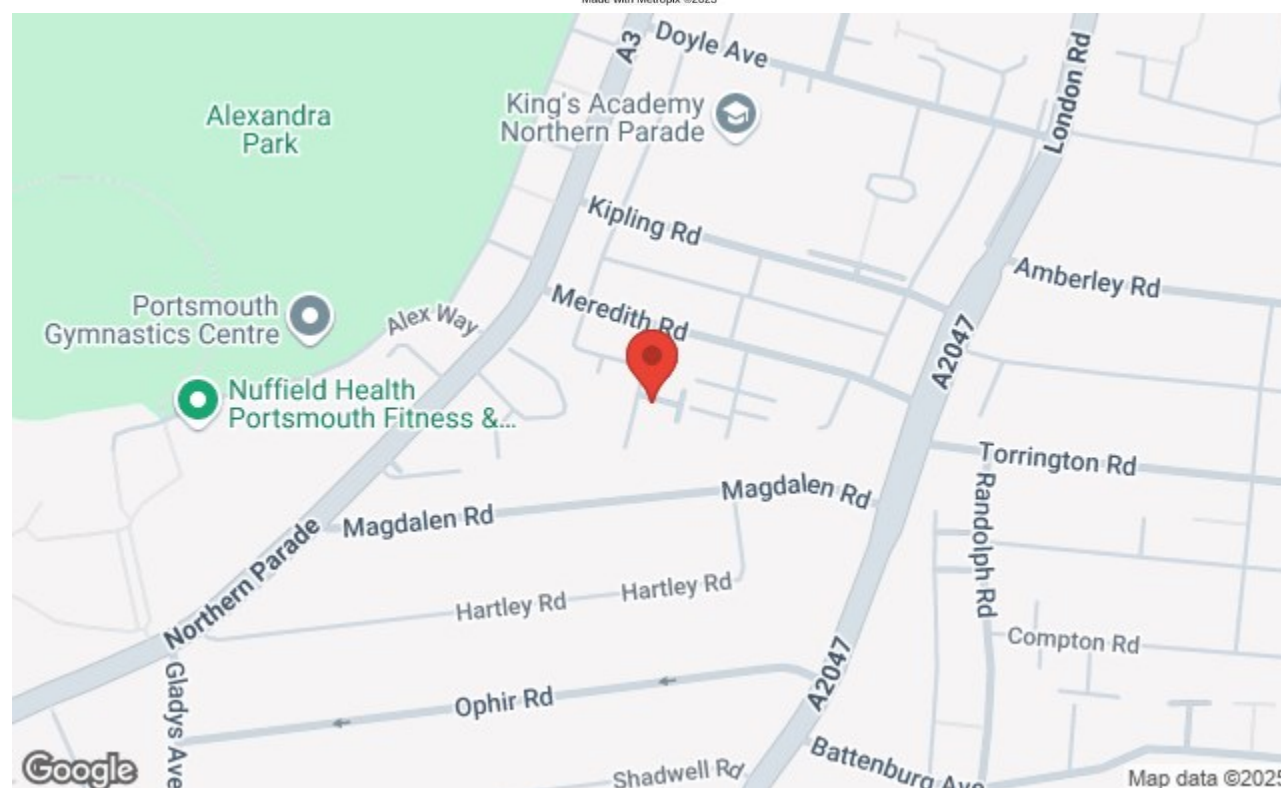
This residence is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those looking to enjoy the best of Portsmouth living. With its blend of traditional charm and practical features, this Edwardian home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this lovely property your new home.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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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Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE
14'4" x 12'9" (4.37 x 3.89)

DINING ROOM
13'6" x 10'9" (4.14 x 3.28)

KITCHEN
12'11" x 7'6" (3.94 x 2.29)

CONSERVATORY
15'11" x 9'4" (4.86 x 2.87)

W/C

UTILITY SPACE

BEDROOM ONE
14'4" x 12'9" (4.39 x 3.89)

BEDROOM TWO
13'6" x 10'7" (4.14 x 3.25)

BEDROOM THREE
12'7" x 7'8" (3.86 x 2.36)

BATHROOM
7'8" x 5'8" (2.36 x 1.73)

GARAGE
17'10" x 9'4" (5.44 x 2.86)

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.



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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