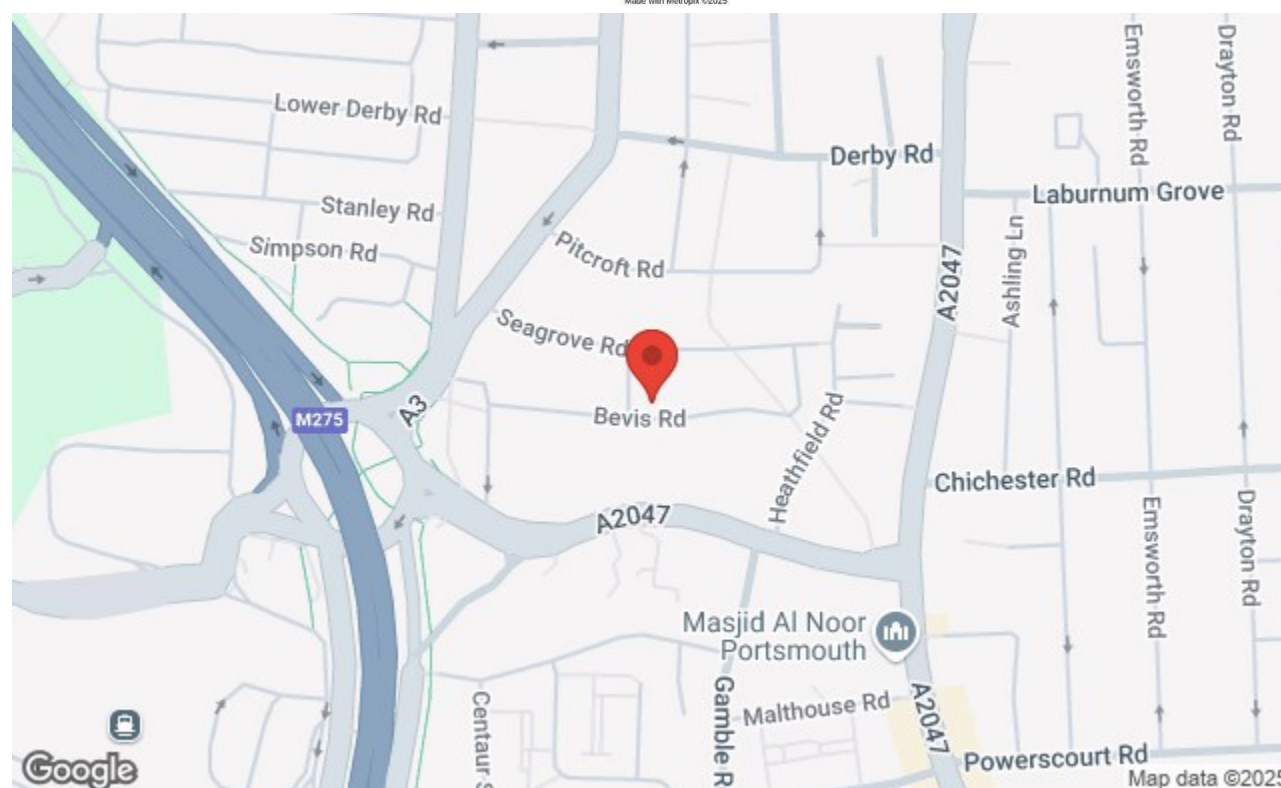


TOTAL FLOOR AREA: 868 sq.ft. (80.6 sq.m.) approx.

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 misstatement. 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



Offers Over £230,000

Bevis Road, Portsmouth PO2 8AS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ GENEROUS KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ PLENTY OF STORAGE
- ❖ GREAT FIRST TIME PURCHASE
- ❖ PERFECT INVESTMENT PROPERTY
- ❖ CLOSE TO BUS LINKS
- ❖ CLOSE TO LOCAL AMENITIES

\*\*\*NO ONWARDS CHAIN\*\*\*

Nestled on Bevis Road in the vibrant city of Portsmouth, this charming three-bedroom house presents an excellent opportunity for first-time buyers. The property boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining. The lounge, located at the front of the house, welcomes you with its warm atmosphere, while the dining room at the rear offers a delightful setting for family meals and gatherings.

The kitchen, conveniently situated in the middle of the home, is functional and ready for your personal touch. Additionally, a lean-to adds extra versatility, perfect for

storage or as a small utility area. The three bedrooms are well-proportioned, providing comfortable living spaces for all family members.

Completing this property is a well-appointed bathroom located upstairs, ensuring convenience for daily routines. The house is being sold with no chain, allowing for a smooth and swift transaction, making it an ideal choice for those looking to move in without delay.

With its prime location in Portsmouth, this home is close to local amenities, schools, and transport links, making it a practical choice for modern living. This delightful property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to make it your own.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

11'6" x 9'11" (3.51 x 3.03)

## KITCHEN

11'8" x 7'10" (3.56 x 2.41)

## DINING ROOM

14'4" x 9'6" (4.37 x 2.90)

## LEAN TO

6'5" x 6'0" (1.97 x 1.84)

## OUTSIDE STORAGE

## W/C

## BEDROOM ONE

13'1" x 11'5" (4.01 x 3.48)

## BEDROOM TWO

10'10" x 7'8" (3.31 x 2.36)

## BEDROOM THREE

9'1" x 8'0" (2.79 x 2.46)

## BATHROOM

6'0" x 5'4" (1.83 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.

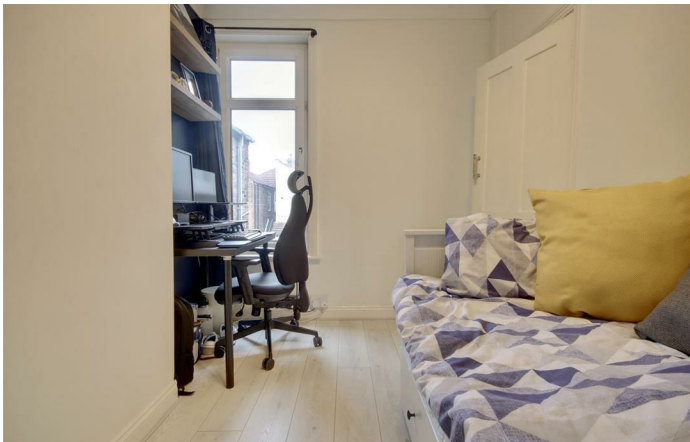
## REMOVAL QUOTE

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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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