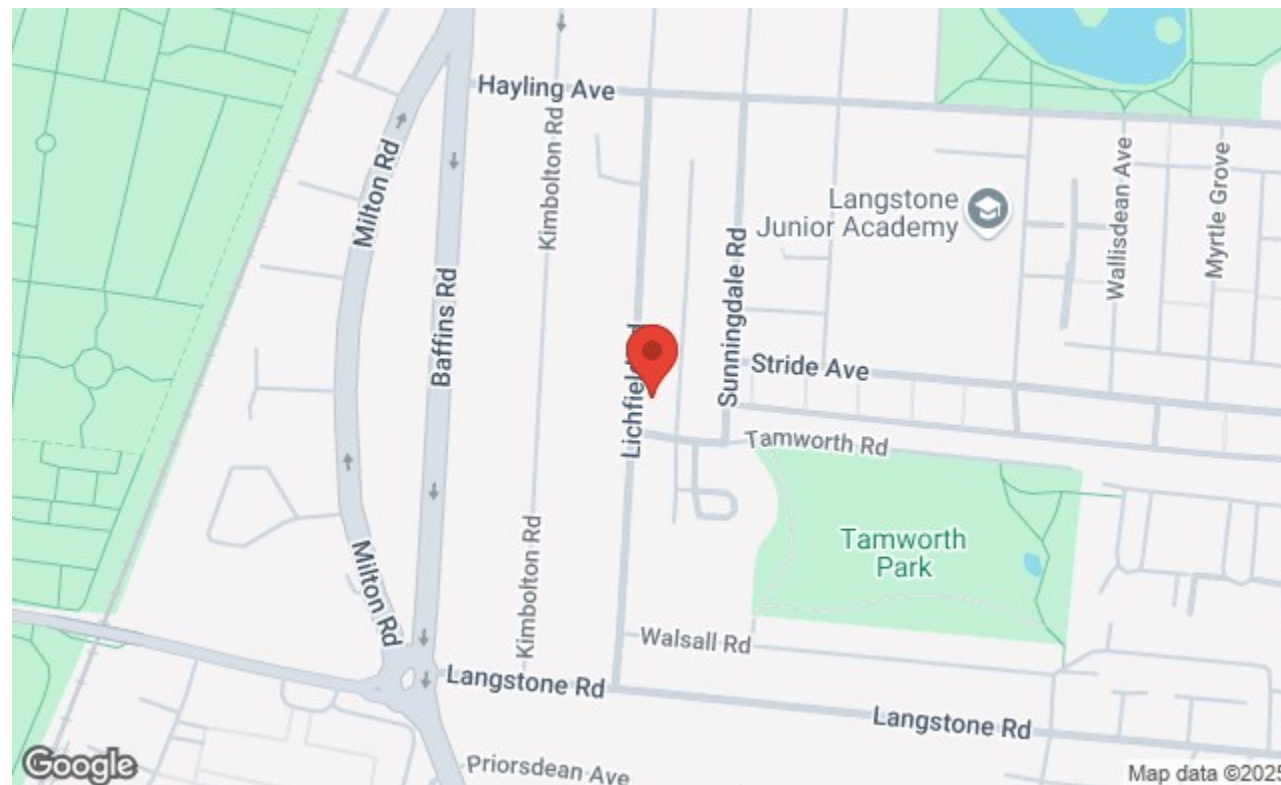


Lichfield Road, Portsmouth, PO3

Approximate Area = 1008 sq ft / 93.6 sq m
Garage = 331 sq ft / 30.7 sq m
Total = 1339 sq ft / 124.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1247581



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



£330,000

Lichfield Road, Portsmouth PO3 6DD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ MODERN KITCHEN/DINER
- ❖ DOUBLE GARAGE TO REAR
- ❖ TRANSPORT LINKS NEARBY
- ❖ CLOSE TO LOCAL SHOPS
- ❖ IDEAL FAMILY HOME

Nestled in the desirable Baffins area of Portsmouth, this charming house on Lichfield Road offers a perfect blend of comfort and functionality. With two inviting reception rooms, including a cosy lounge at the front, this property is ideal for both relaxation and entertaining. The open kitchen and dining area create a warm and welcoming space, enhanced by a delightful log burner in the dining room, perfect for those chilly evenings. The fitted modern kitchen is a lovely feature in the property benefiting from plenty of wall and base units.

The property boasts three well-proportioned bedrooms located upstairs, providing ample space for family living. The bathroom is conveniently situated to serve all bedrooms.

Additionally, the lean-to extension through the kitchen serves as a versatile playroom, making it an excellent feature for families with children.

Outside, the west-facing garden is a true gem, offering a sunny retreat for outdoor activities and relaxation. At the bottom of the garden, you will find a double garage (with electric roller door) providing off road parking which is via an easy accessible road.

This home is not only well-appointed but also benefits from its prime location in Baffins, known for its friendly community and proximity to local amenities. Whether you are looking for a family home or a property with potential, this house on Lichfield Road is sure to impress. Don't miss the opportunity to make it your own.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
LIVING ROOM
13'9" x 12'11" (4.20 x 3.95)

KITCHEN/DINER
19'4" x 10'5" (5.90 x 3.18)

LEAN TO
16'4" x 7'3" (4.99 x 2.22)

DOWNSTAIRS WC
7'2" x 2'7" (2.20 x 0.80)

EAST FACING GARDEN

DOUBLE GARAGE
16'11" x 16'2" (5.17 x 4.93)

FIRST FLOOR

BEDROOM ONE
12'1" x 10'11" (3.70 x 3.34)

BEDROOM TWO
10'7" x 10'4" (3.23 x 3.17)

BEDROOM THREE
7'10" x 7'7" (2.40 x 2.33)

FAMILY BATHROOM
5'10" x 5'5" (1.78 x 1.66)

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

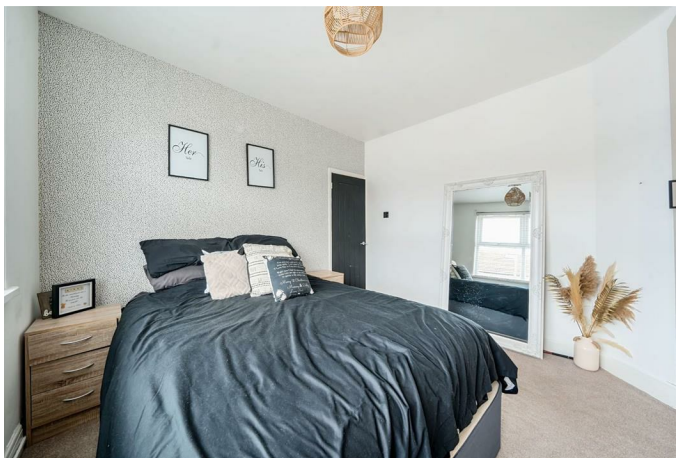
cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the 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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