



Paulsgrove Road, Portsmouth, PO2

Approximate Area = 1009 sq ft / 93.7 sq m

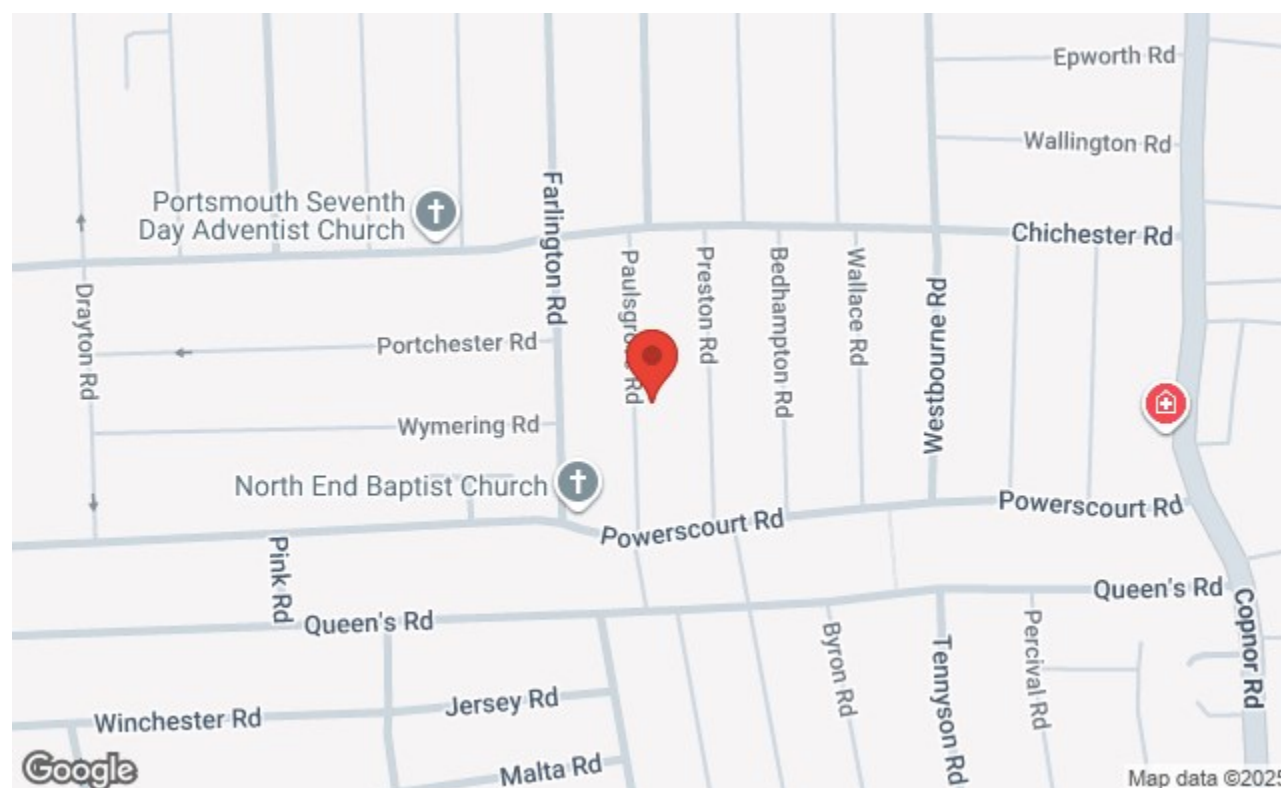
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1251960



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t: 02392 728090



Offers In Excess Of £250,000

Paulsgrove Road, Portsmouth PO2 7HR

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ BAY AND FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS W/C
- ❖ UPSTAIRS BATHROOM
- ❖ NO WORK NEEDED
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CALL NOW TO VIEW!

Nestled on the desirable Paulsgrove Road in Portsmouth, this charming house presents an excellent opportunity for both first-time buyers and savvy investors. Upon entering, you are welcomed into a spacious lounge that sets a warm and inviting tone for the home. Adjacent to the lounge, the dining room offers a perfect space for family meals and entertaining guests.

The modern kitchen is a highlight of the property, featuring contemporary fittings that make cooking a delight. For added convenience, a utility room and a downstairs W.C. are also available, ensuring practicality for everyday living.

Upstairs, you will find three well-proportioned bedrooms. Two of these are generous double rooms, providing ample space for relaxation and rest. The third bedroom, while classified as a single, is larger than the average third bedroom, making it a versatile space that could serve as a

guest room, study, or playroom.

The modern three-piece bathroom upstairs is stylish and functional, catering to the needs of the household. Outside, the east-facing garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

This property is not only a lovely family home but also represents a fantastic investment opportunity in a sought-after area. With its blend of modern amenities and comfortable living spaces, this house is sure to appeal to a wide range of buyers. Don't miss the chance to make this delightful property your own.

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



PROPERTY INFORMATION

LIVING ROOM
11'9" x 9'11" (3.60 x 3.03)

DINING ROOM
13'1" x 10'5" (4.01 x 3.18)

KITCHEN
11'1" x 9'2" (3.40 x 2.80)

UTILITY ROOM
10'2" x 9'0" (3.10 x 2.76)

DOWNSTAIRS W/C

BEDROOM ONE
13'2" x 11'10" (4.03 x 3.63)

BEDROOM TWO
12'4" x 10'4" (3.77 x 3.17)

BEDROOM THREE
8'10" x 8'2" (2.71 x 2.50)

BATHROOM
6'2" x 5'7" (1.88 x 1.71)

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

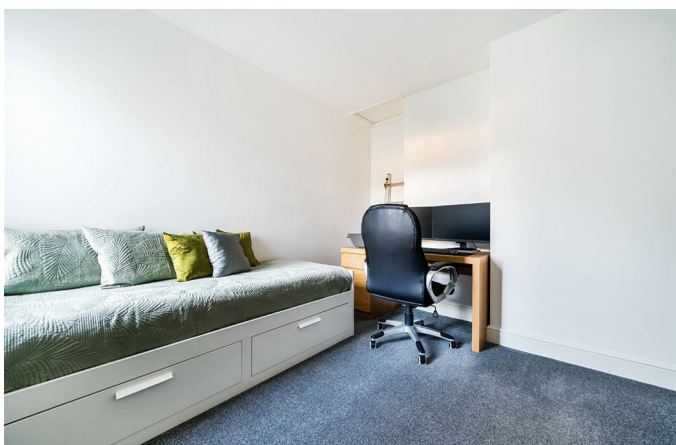
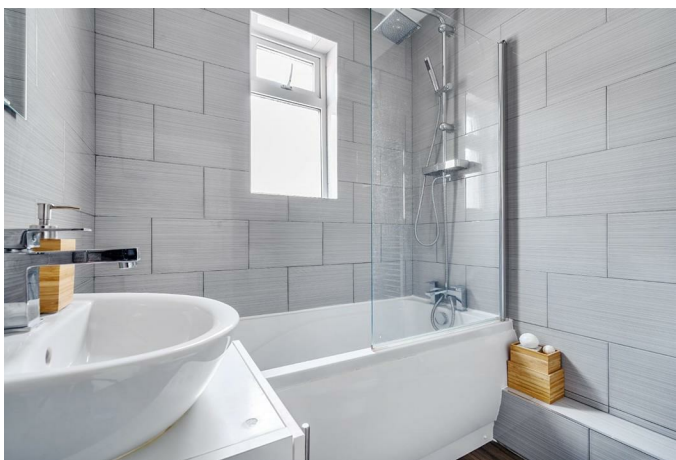
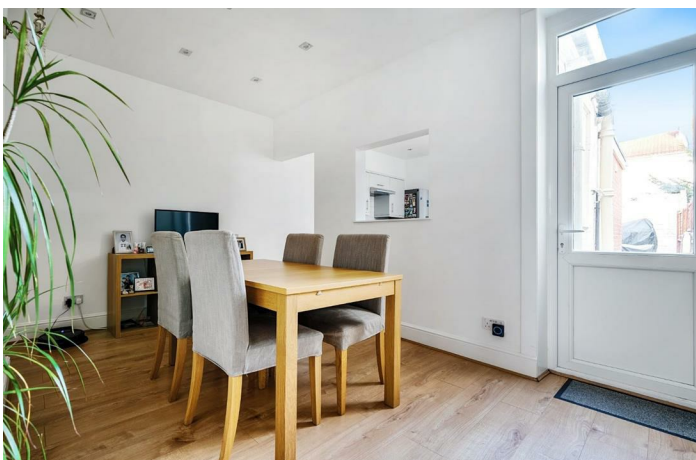
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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