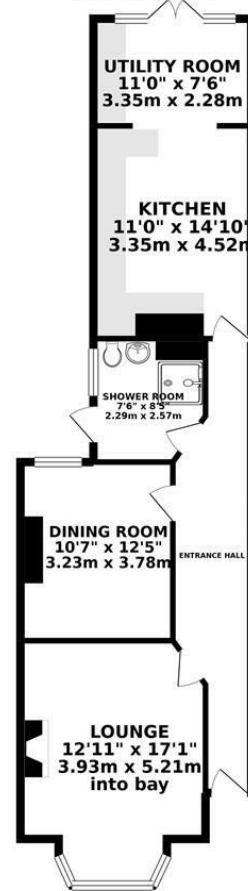


GROUND FLOOR 775.88 sq. ft.
(72.08 sq. m.)

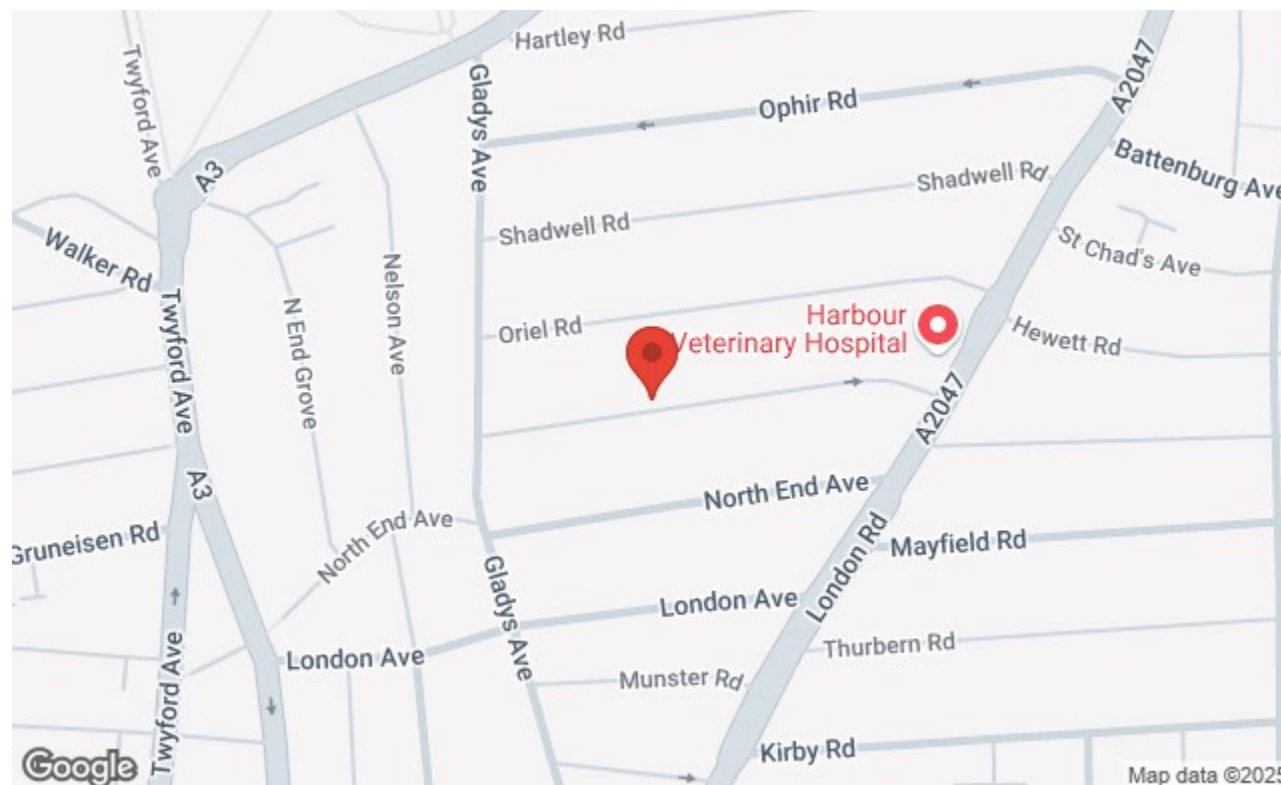


1ST FLOOR 703.85 sq. ft.
(65.39 sq. m.)



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THE ESTATE AGENTS

TOTAL FLOOR AREA : 1479.73 sq. ft. (137.47 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.
Made with Metropix (2019)



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



FOR SALE

£325,000

Wadham Road, Portsmouth PO2 9EE

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3 2 2

HIGHLIGHTS

- BEAUTIFUL FAMILY HOME
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- NO FORWARD CHAIN
- DOUBLE BAY AND FORECOURT
- TWO BATHROOM
- LOW MAINTENANCE GARDEN
- PERIOD FEATURES
- SPACIOUS THROUGHOUT
- A MUST VIEW!

Combining timeless period features with modern luxury, this stunning three bedroom mid-terrace property has been maintained to a superb standard and would make a wonderful family home.

Located in a highly desirable part of Portsmouth, this immaculate property has been presented to a very high standard, whilst maintaining its many period features.

Internally, the ground floor boasts a spacious lounge with bay-window to the front elevation, bringing in ample natural light, you also have a stunning period effect fireplace and ornate coving and ceiling rose.

Moving through the property, you have a second reception room, which is currently being used as a dining room, but would function equally as well, as a second lounge, boasting tv aerial points, which is ideal if you have a large family

Moving through to the kitchen, it is finished to a very high standard and is fitted with a range of modern appliances and wooden work tops and acts as the

perfect space to entertain and cook for the family.

The kitchen opens into the utility, which is spacious, with room for a breakfast table, with double doors into the rear garden.

Completing the ground floor is the modern shower room, which adds excellent practicality

The garden is fully laid to block paving, making it very low maintenance

Moving upstairs, you have three spacious double bedrooms, boasting period features throughout.

Completing the property is the stunning three piece bathroom, which is finished to a very good standard.

This property is perfect for a family with its fantastic level of finish, combined with its great location, we strongly recommend booking a viewing to avoid disappointment

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



PROPERTY INFORMATION

FRONT EXTERIOR

Front bay and forecourt, enclosed by 1/2 brick wall with gated access to front door

LOUNGE

12'11" x 17'1" into bay (3.94m x 5.21m into bay)

Carpet flooring, smooth walls and ceilings, with ornate period coving, ceiling rose and dado rail. Radiator, power points, period effect fireplace, UPVC double glazed bay window to the front elevation

DINING ROOM

12'5" x 10'7" (3.78m x 3.23m)

Carpet flooring, smooth walls and ceilings, with ornate period coving, ceiling rose and picture rail. Radiator, power points, UPVC double glazed window to the rear elevation

SHOWER ROOM

7'6" x 8'5" (2.29m x 2.57m)

Tile flooring and contrasting tiled walls, large shower cubicle, wash basin and toilet, UPVC double glazed window and door to the side elevation accessing the garden

KITCHEN

11' x 14'10" (3.35m x 4.52m)

Modern victorian effect tile flooring, smooth walls and ceilings, matching range of base and wall units, with solid wood work surfaces, integrated fridge/freezer, dishwasher and wine cooler, all of which can be included in the sale, opening to the dining room, modern radiator

UTILITY

11' x 7'6" (3.35m x 2.29m)

Modern high gloss laminate flooring, smooth walls and ceilings, matching range of base and wall units, with solid wood work surfaces, space and plumbing for tumble dryer and washing machine, both of which can be included in the sale, opening to the kitchen room, UPVC double glazed window and double door to the rear elevation accessing garden

BEDROOM ONE

16'10" x 17' into bay (5.13m x 5.18m into bay)

Carpet flooring, smooth walls and ceilings, with ornate period coving and ceiling rose. Radiator, power points, built in storage, decorative fireplace, UPVC double glazed bay window to the front elevation

BEDROOM TWO

14'10" x 11' (4.52m x 3.35m)

Carpet flooring, smooth walls and ceilings with coving, radiator, power points, built in storage, UPVC double glazed window to the rear elevation

BEDROOM THREE

12'5" x 10'8" (3.78m x 3.25m)

Carpet flooring, smooth walls and ceilings with coving, radiator, power points, UPVC double glazed window to the rear elevation

BATHROOM

7'8" x 8'7" (2.34m x 2.62m)

Modern wood effect vinyl flooring, panel bath with shower over, wash basin, toilet, modern radiator, tiled splash backs, UPVC double glazed window to the side elevation

GARDEN

The garden is fully laid out to block paving, making it very low maintenance and is enclosed by brick walls

ANTI-MONEY LAUNDERING (AML)

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

COUNCIL TAX BAND C

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

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.

SOLICITOR

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 conveyancer 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.

DISCLOSURE

PHOTOS WERE TAKEN PRIOR TO THE TENANTS MOVING IN



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	73	81
England & Wales		

Scan here to see all our properties for sale and rent



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