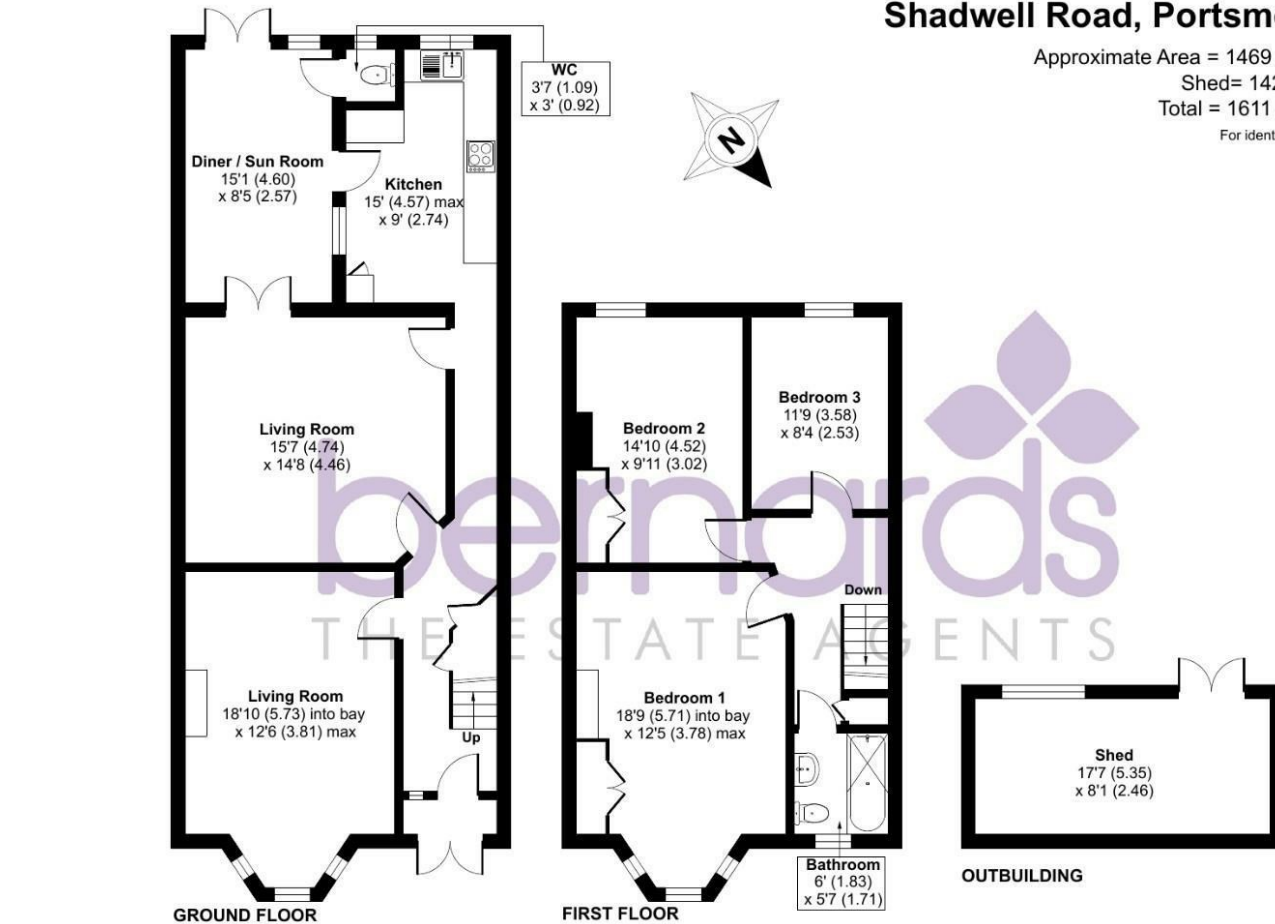


Shadwell Road, Portsmouth, PO2

Approximate Area = 1469 sq ft / 136.4 sq m
 Shed= 142 sq ft / 13.1 sq m
 Total = 1611 sq ft / 149.6 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). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1261332



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Offers Over £335,000

Shadwell Road, Portsmouth PO2 9EJ

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HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ OUTBUILDING
- ❖ SUN/ROOM
- ❖ DOWNSTAIRS CLOAKROOM
- ❖ OVER 136 SQM
- ❖ BEAUTIFUL FAMILY HOME
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ NEW CARPETS THROUGHOUT
- ❖ CALL NOW TO ARRANGE YOUR VIEWING

Nestled on Shadwell Road in the vibrant city of Portsmouth, this beautiful Victorian terraced home offers a perfect blend of classic charm and modern convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen, located at the back of the house, overlooks a low-maintenance garden, providing a delightful view while you prepare meals. The addition of a sunroom enhances the living space, allowing natural light to flood in and creating a warm, inviting atmosphere.

This home boasts high ceilings throughout, which not only add to the sense of space but also highlight the property's period features, giving it a unique character that is often sought after in

Victorian homes. The convenience of a downstairs w/c is an added bonus, making daily living more comfortable.

Upstairs, you will find a well-appointed bathroom, serving the three double bedrooms, each offering ample space and potential for personalisation. The property also includes an outbuilding or workshop in the garden, providing additional storage or a creative space for hobbies.

In summary, this Victorian terraced house on Shadwell Road is a wonderful opportunity for those looking to embrace the charm of period living while enjoying modern amenities. With its spacious rooms, beautiful features, and convenient location, it is a property not to be missed.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

18'9" x 12'5" (5.73 x 3.81)

SECOND RECEPTION ROOM

15'6" x 14'7" (4.74 x 4.46)

KITCHEN

14'11" x 8'11" (4.57 x 2.74)

DINING ROOM

15'1" x 8'5" (4.60 x 2.57)

BEDROOM ONE

18'8" x 12'4" (5.71 x 3.78)

BEDROOM TWO

14'9" x 9'10" (4.52 x 3.02)

BEDROOM THREE

11'8" x 8'3" (3.58 x 2.53)

BATHROOM

6'0" x 5'7" (1.83 x 1.71)

SHED/OUTBUILDING

17'6" x 8'0" (5.35 x 2.46)

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.

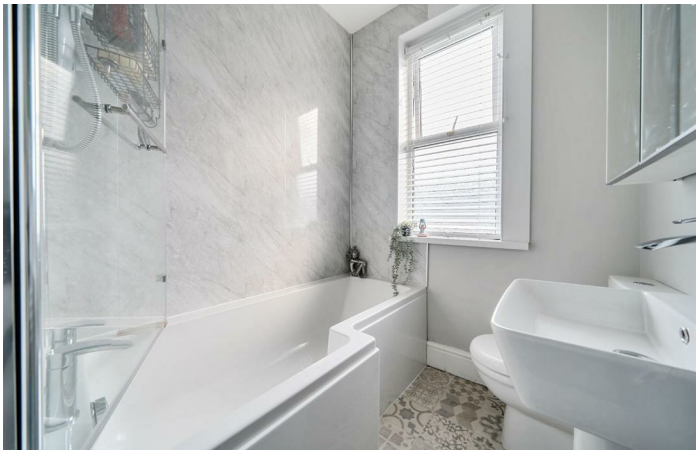
PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

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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