

Devon Road, Portsmouth, PO3

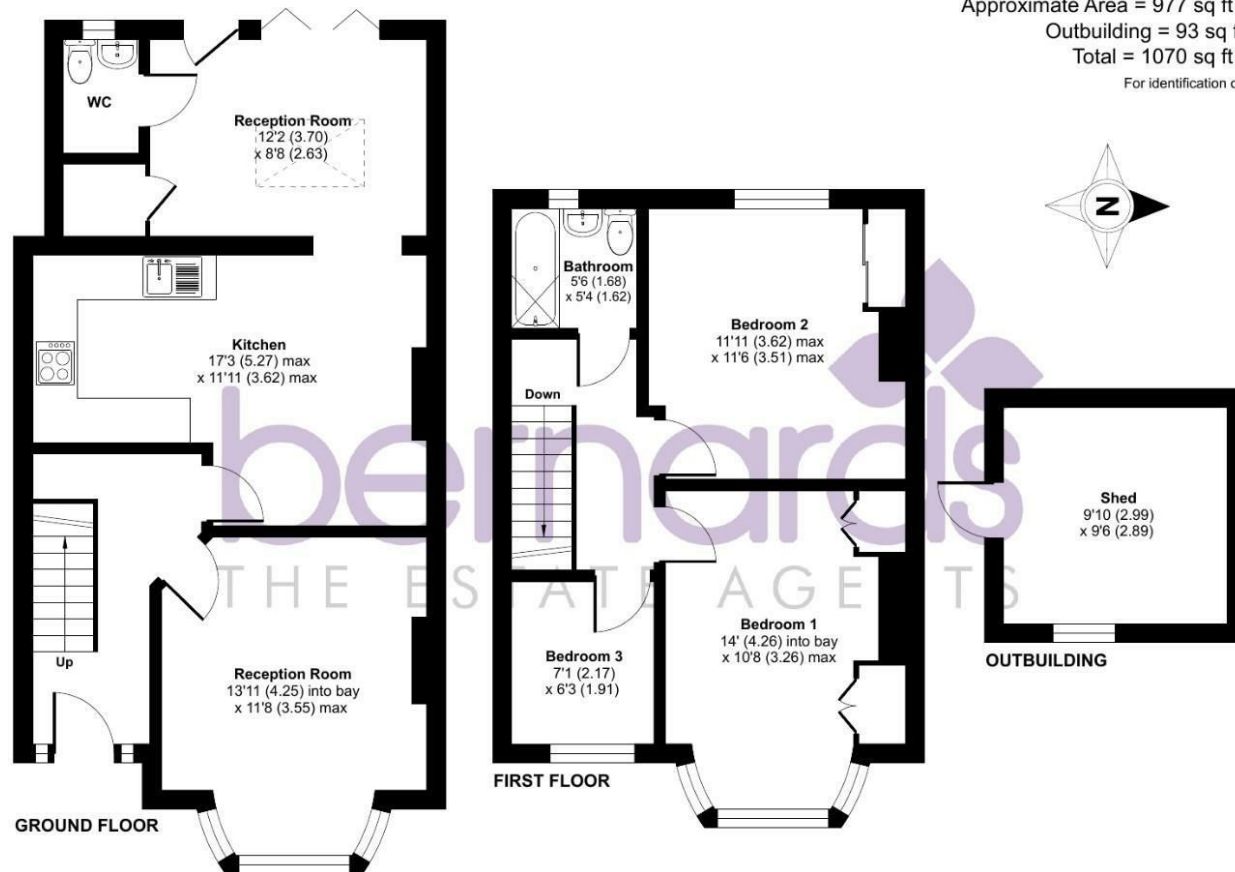
Approximate Area = 977 sq ft / 90.7 sq m
Outbuilding = 93 sq ft / 8.6 sq m
Total = 1070 sq ft / 99.3 sq m
For identification only - Not to scale



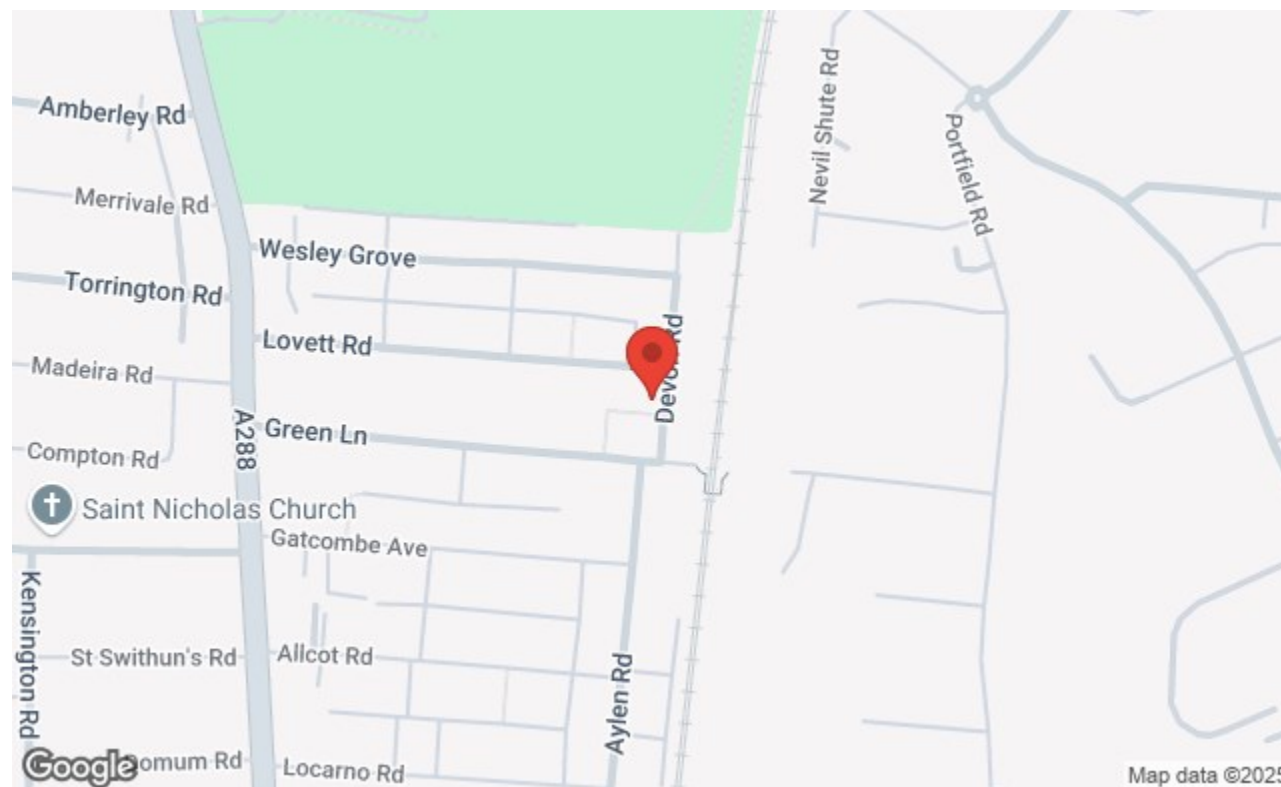
£315,000

Devon Road, Portsmouth PO3 5ET

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THE ESTATE AGENTS



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: 1261336



HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ THREE BEDROOMS
- ❖ EXTENDED AT THE BACK
- ❖ REAR ACCESS
- ❖ BI-FOLDS
- ❖ UTILITY/CLOAKROOM
- ❖ GREAT LOCATION
- ❖ SCHOOL CATCHMENT
- ❖ WALKING DISTANCE TO AMENITIES
- CALL NOW TO VIEW

Nestled on Devon Road in the vibrant city of Portsmouth, this charming house offers a delightful blend of comfort and modern living. Upon entering, you are greeted by a cosy lounge to your right, perfect for relaxing or entertaining guests. As you move towards the back of the property, you will discover an impressive open-plan kitchen and dining area, which has been thoughtfully extended to include a skylight and bi-fold doors. This design not only enhances the natural light but also creates a seamless connection to the outdoor space.

The ground floor also features a convenient downstairs W/C and a utility area, adding to the practicality of the home. Ascending to the first floor, you will find three

well-proportioned bedrooms, ideal for families or those needing extra space. The family bathroom is also located on this level, providing essential amenities for everyday living.

The rear garden is a true highlight, laid to lawn and west-facing, making it an inviting space for outdoor activities or simply enjoying the evening sun. Additionally, the garden benefits from rear access, adding to its convenience.

This property is perfect for those seeking a family home in a desirable location, combining modern features with a warm and welcoming atmosphere. Don't miss the opportunity to make this lovely house your new home.

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



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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

13'11" x 11'7" (4.25 x 3.55)

KITCHEN

17'3" x 11'10" (5.27 x 3.62)

EXTENDED RECEPTION ROOM

12'1" x 8'7" (3.70 x 2.63)

W/C

BEDROOM ONE

13'11" x 10'8" (4.26 x 3.26)

BEDROOM TWO

11'10" x 11'6" (3.62 x 3.51)

BEDROOM THREE

7'1" x 6'3" (2.17 x 1.91)

BATHROOM

5'6" x 5'3" (1.68 x 1.62)

SHED

9'9" x 9'5" (2.99 x 2.89)

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. Bernard's 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.

MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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 Bernard's 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.



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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