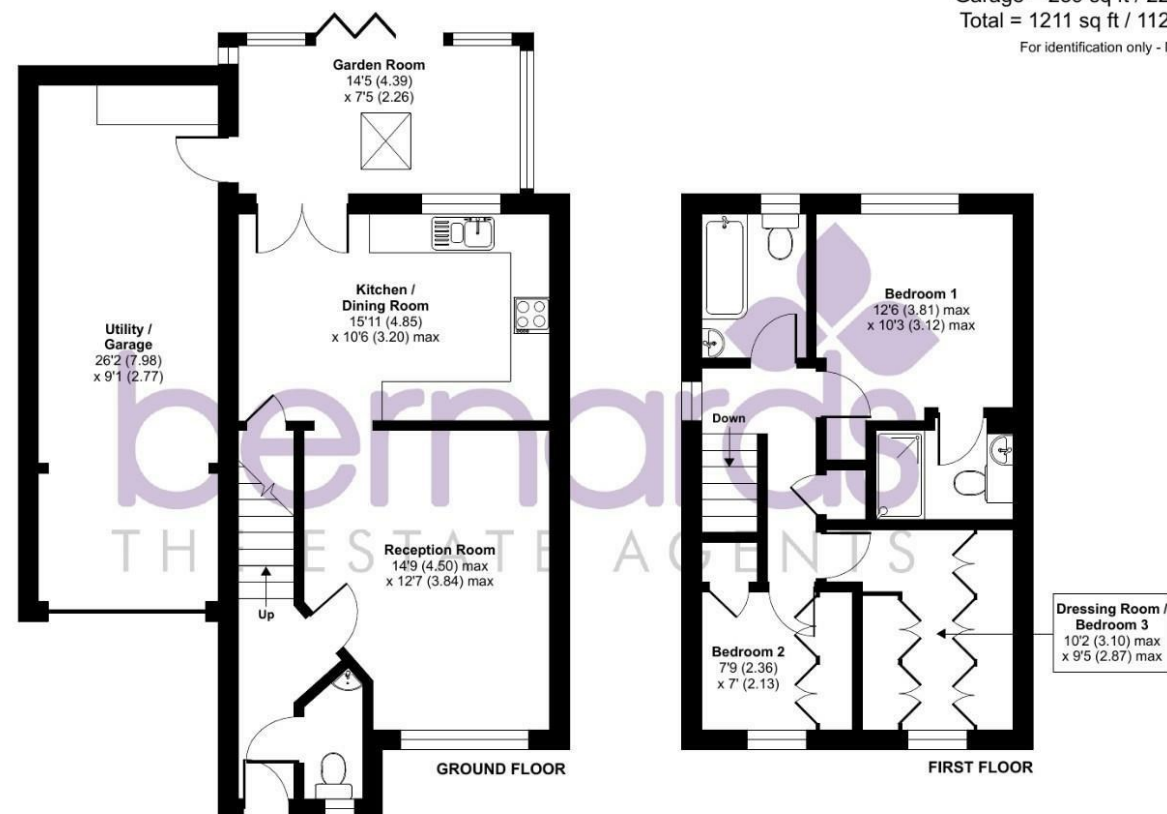




Valiant Gardens, Portsmouth, PO2

Approximate Area = 972 sq ft / 90.3 sq m
Garage = 239 sq ft / 22.2 sq m
Total = 1211 sq ft / 112.5 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: 1233033



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



£400,000

Valiant Gardens, Portsmouth PO2 9NZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ QUIET LOCATION
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ CLOSE TO SCHOOLS
- ❖ DRIVEWAY & GARAGE
- ❖ TRANSPORT LINKS NEARBY
- ❖ CALL TO ARRANGE INTERNAL VIEWING

We are pleased to welcome to the sales market this immaculately presented, 3 bedroom detached house in Valiant Gardens. This property is a minutes walk from Hilsea shoreline and is ready for its new owners to move straight into.

The ground floor consists of a convenient downstairs cloakroom on entrance to the property, the bright and airy lounge which is semi opened to the kitchen/diner. All kitchen appliances are integral. The garden room looks out to the low maintenance garden, with the additional bonus of side access. You can access the garage via the garden

room and the electric shutter door, there is also a space for utility appliances within the garage.

Moving upstairs, you will find the master bedroom with ensuite, two further bedrooms which are currently used as walk in wardrobe and dressing room, and the three piece family bathroom.

This property is finished to a stunning standard throughout, please call Bernards on 02392 728090 to arrange a viewing.

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



PROPERTY INFORMATION

DRIVEWAY

GARAGE/UTILITY

26'2" x 9'1" (7.98 x 2.77)

ENTRANCE HALL

DOWNSTAIRS WC

LIVING ROOM

14'9" x 12'7" (4.50 x 3.84)

KITCHEN/DINER

15'10" x 10'5" (4.85 x 3.20)

GARDEN ROOM

14'4" x 7'4" (4.39 x 2.26)

GARDEN

FIRST FLOOR

BEDROOM ONE

12'5" x 10'2" (3.81 x 3.12)

BEDROOM TWO

7'8" x 6'11" (2.36 x 2.13)

BEDROOM

THREE/DRESSING ROOM

10'2" x 9'4" (3.10 x 2.87)

BATHROOM

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : D – £2,075.45

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.

CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure

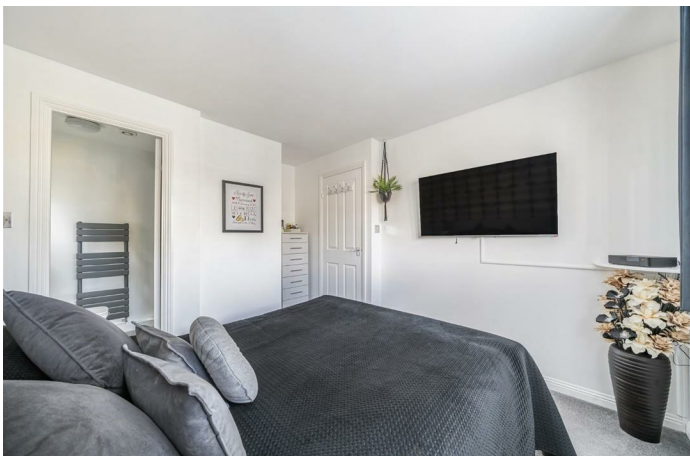
that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard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

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.

ANTI-MONEY LAUNDERING

Bernard's 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		84
(81-91) B		
(69-80) C	72	
(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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