

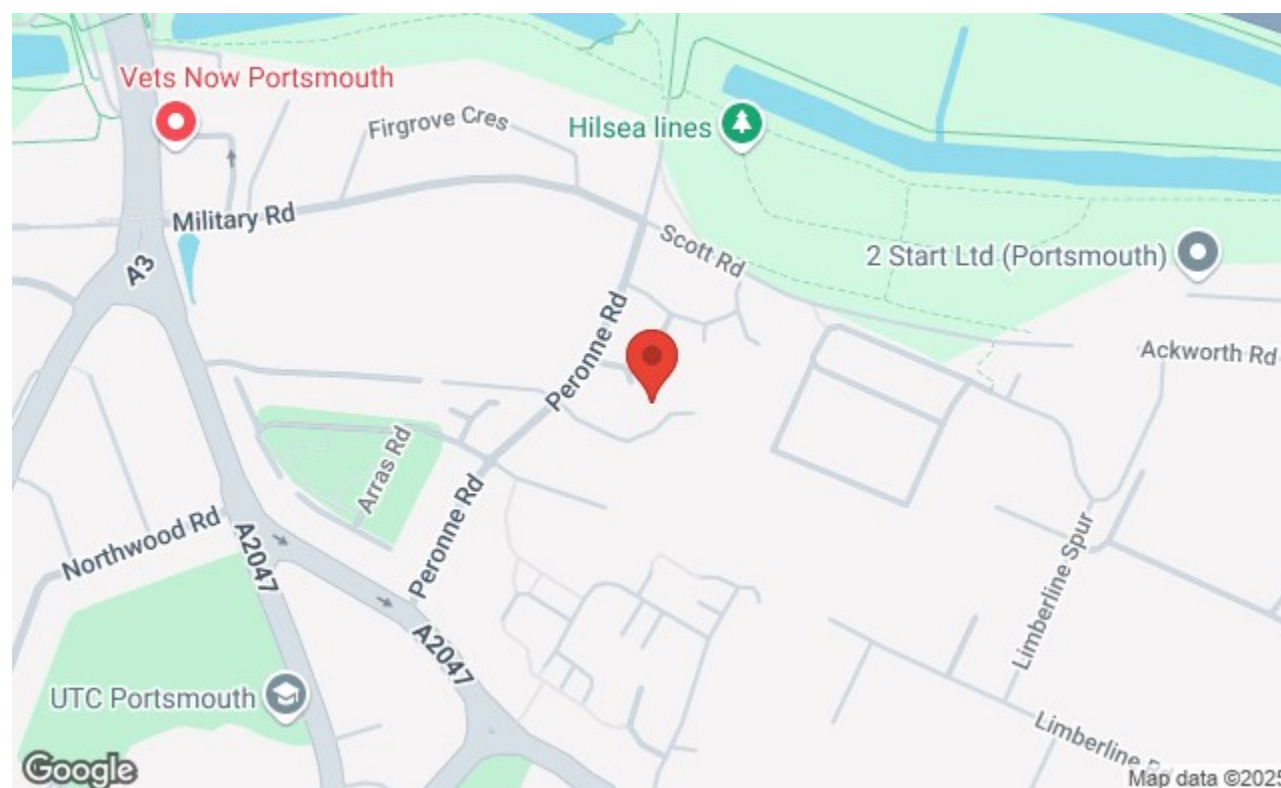
## Feltons Place, Portsmouth, PO3

Approximate Area = 1247 sq ft / 115.8 sq m (Includes garage)

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: 1263488



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



Offers Over £350,000

Feltons Place, Portsmouth PO3 5LU

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DOUBLE DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ THREE DOUBLE BEDROOMS
- ❖ CUL-DE-SAC
- ❖ DOWNSTAIRS W/C
- ❖ CONSERVATORY
- ❖ WRAP AROUND GARDEN
- ❖ FOUR PIECE FAMILY BATHROOM
- ❖ QUIET LOCATION
- ❖ GREAT FAMILY HOME

Nestled in the tranquil cul-de-sac of Feltons Place, Portsmouth, this charming semi-detached house offers a delightful blend of comfort and potential. With two spacious reception rooms, this home is perfect for both relaxation and entertaining. The open lounge and dining area create a warm and inviting atmosphere, seamlessly connecting to a well-appointed kitchen and a full-width conservatory, which floods the space with natural light.

The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The four-piece family bathroom upstairs provides a luxurious touch, catering to all your needs. Additionally, the convenience of a downstairs w/c enhances the practicality of

this lovely home.

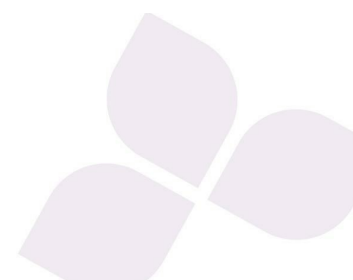
Outside, the property features a double driveway and an integral garage, providing secure parking and extra storage. The rear garden wraps around the side of the house, offering a private outdoor space that is perfect for enjoying sunny days or hosting gatherings. There is also exciting potential for extension, subject to planning permission, allowing you to tailor the home to your specific desires.

This residence is ideally situated in a peaceful neighbourhood, making it an excellent choice for families or anyone seeking a serene living environment. With its combination of space, comfort, and potential, this property at Feltons Place is not to be missed.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALLWAY

W/C  
6'0" x 2'11" (1.83 x 0.91)

DINING/LIVINGROOM  
18'9" x 17'5" (5.74 x 5.33)

KITCHEN  
10'0" x 7'6" (3.05 x 2.29)

CONSERVATORY  
18'9" x 6'11" (5.74 x 2.13)

BEDROOM ONE  
14'9" x 10'9" (4.52 x 3.30)

BEDROOM TWO  
14'9" x 7'6" (4.52 x 2.29)

BEDROOM THREE  
12'0" x 8'9" (3.66 x 2.69)

BATHROOM  
7'6" x 5'10" (2.29 x 1.78)

GARAGE  
16'11" x 8'9" (5.18 x 2.69)

## 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 :



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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