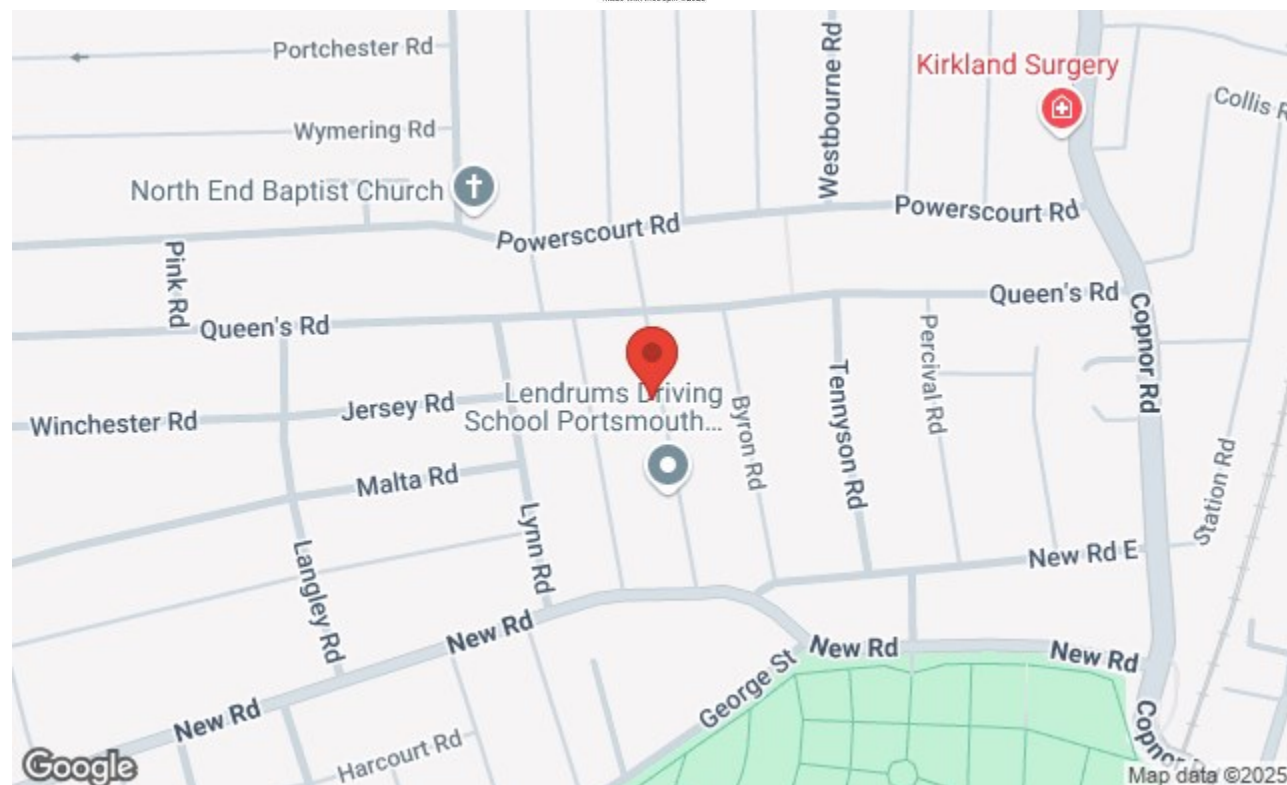




TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

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.

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



FOR SALE

Offers Over £220,000

Carnarvon Road, Portsmouth PO2 7NJ

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ NO ONWARD CHAIN
- ❖ GREAT FIRST TIME BUY
- ❖ GOOD BUY TO LET INVESTMENT
- ❖ CALL TO ARRANGE INTERNAL VIEWING

### \*\*\* TWO DOUBLE BEDROOMS AND UPSTAIRS BATHROOM \*\*\*

We are pleased to welcome to the sales market, this two bedroom terraced house in Carnarvon Road, Portsmouth.

The property boasts two good size reception rooms, comprising of a front aspect lounge and dining room in the centre leading through to the modern fitted kitchen. It is through the kitchen that you have access to the rear garden.

Going upstairs, you have two double bedrooms and a modern family bathroom. With all of these benefits on offer throughout the property, this would make the perfect purchase for first time buyers or those looking for a solid buy to let investment.

Call Bernards on 02392 728090.

Call today to arrange a viewing

02392 728090

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





# PROPERTY INFORMATION

## ENTRANCE

## LOUNGE

13'1" x 9'7" (4.01 x 2.93)

## DINING ROOM

12'11" x 10'5" (3.96 x 3.20)

## KITCHEN

13'3" x 8'7" (4.06 x 2.62)

## GARDEN

## BEDROOM ONE

12'9" x 10'9" (3.89 x 3.29)

## BEDROOM TWO

13'1" x 8'6" (3.99 x 2.61)

## UPSTAIRS BATHROOM

5'4" x 4'3" (1.65 x 1.30)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : £1,696.27

## 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.

## 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. 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.

## 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.

## 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



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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