

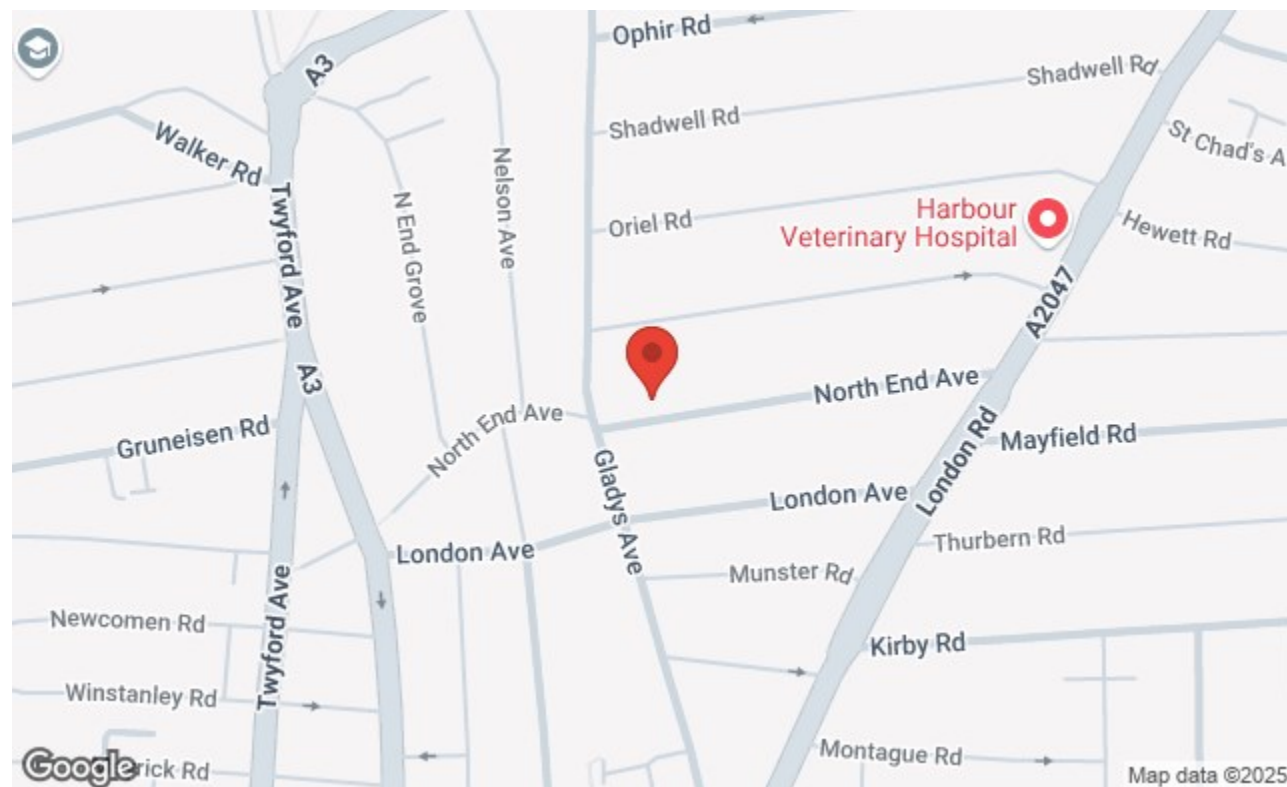
North End Avenue, Portsmouth, PO2

Approximate Area = 1290 sq ft / 119.8 sq m
 Limited Use Area(s) = 128 sq ft / 11.8 sq m
 Outbuilding = 86 sq ft / 7.9 sq m
 Total = 1504 sq ft / 139.5 sq m
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1262608



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



FOR SALE

£290,000

North End Avenue, Portsmouth PO2 9EB

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 THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ BOARDED LOFT ROOM
- ❖ OUTBUILDING
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ GREAT SIZE FAMILY HOME
- ❖ LOADS OF POTENTIAL
- ❖ BIG KITCHEN
- ❖ CALL NOW TO VIEW

Nestled in the vibrant road of North End Avenue, Portsmouth, this charming terraced house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed by an inviting open plan lounge and dining area, perfect for both relaxation and entertaining, providing ample space for family gatherings or quiet evenings at home.

Moving through the house, you will find a convenient downstairs shower room, ideal for guests or busy mornings. The spacious kitchen at the rear is a true highlight, boasting generous dimensions that lead seamlessly into an extended sun room, where natural light floods in, creating a warm and welcoming atmosphere.

Upstairs, the property comprises three well-proportioned double bedrooms, ensuring plenty of room for family or guests. A family bathroom completes this level, offering both functionality

and comfort. Additionally, the loft has been thoughtfully boarded out to serve as a home office, providing a quiet space for work or study.

Outside, the garden features raised flower beds, perfect for those with a green thumb, alongside a brick-built outbuilding that offers versatile usage options, whether for storage or as a workshop.

This property is an excellent opportunity for families or professionals seeking a well-appointed home in a lively community. With its spacious layout and thoughtful features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING/DINING ROOM
27'5" x 13'8" (8.38 x 4.17)

SHOWER ROOM
8'4" x 2'10" (2.55 x 0.88)

KITCHEN
19'11" x 8'10" (6.09 x 2.71)

BREAKFAST ROOM
10'0" x 9'5" (3.05 x 2.88)

BEDROOM ONE
13'8" x 16'4" (4.17 x 4.98)

BEDROOM TWO
12'11" x 8'9" (3.96 x 2.68)

BEDROOM THREE
10'9" x 7'9" (3.30 x 2.38)

BATHROOM
9'0" x 5'8" (2.76 x 1.73)

LOFT ROOM
15'1" x 13'7" (4.62 x 4.16)

GARDEN SHED
13'7" x 6'3" (4.16 x 1.91)

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

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 : C



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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