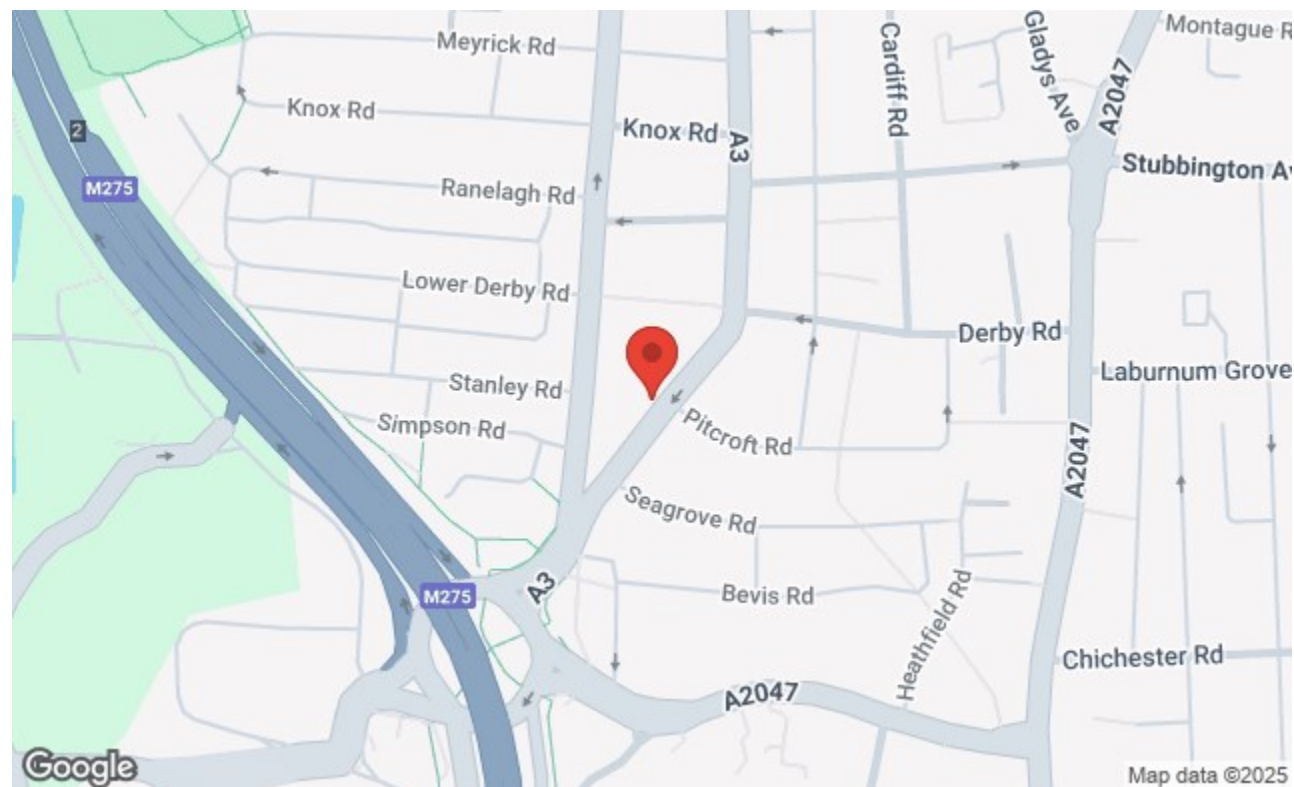


TOTAL FLOOR AREA : 1185 sq.ft. (110.1 sq.m.) approx.

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 £230,000

Stamshaw Road, Portsmouth PO2 8LG

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ MODERN FITTED KITCHEN
- ❖ DRESSING ROOM TO MASTER
- ❖ UPSTAIRS BATHROOM
- ❖ NO ONWARD CHAIN
- ❖ OUTBUILDING

We are pleased to bring to the sales market this Mid terraced, three bedroom house located along Stamshaw Road, Portsmouth. This property is perfect for anyone looking for a solid buy to let investment with the opportunity to purchase with tenants in-situ, those looking for their first home or families looking to upsize. This property is modern throughout and benefits from open planned living/dining room which leads through to the modern fitted kitchen.

On the first floor, you have bedroom two & three and the modern family bathroom. The wardrobe/dressing area is also located on the first floor and where you will have access to the master bedroom on the second floor.

Externally you have a spacious, low maintenance garden with an outbuilding to the rear. This property is being offered with no onward chain so please contact the Portsmouth branch to arrange your internal viewing!

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- PORCH**
- LOUNGE/DINER**  
21'5" x 13'1" (6.55 x 3.99)
- KITCHEN**  
16'7" x 7'9" (5.07 x 2.38)
- LEAN TO**  
16'4" x 4'4" (5.00 x 1.33)
- GARDEN**

- OUTBUILDING**  
17'9" x 8'4" (5.42 x 2.56)
- FIRST FLOOR**
- DRESSING AREA**  
13'1" x 10'11" (3.99 x 3.33)
- BEDROOM TWO**  
10'1" x 7'2" (3.09 x 2.19)

- BEDROOM THREE**  
9'7" x 8'0" (2.94 x 2.44)

- FAMILY BATHROOM**  
7'8" x 4'11" (2.34 x 1.52)

- SECOND FLOOR**
- BEDROOM ONE**  
13'5" x 11'6" (4.11 x 3.53)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND :** A £1,453.95

**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

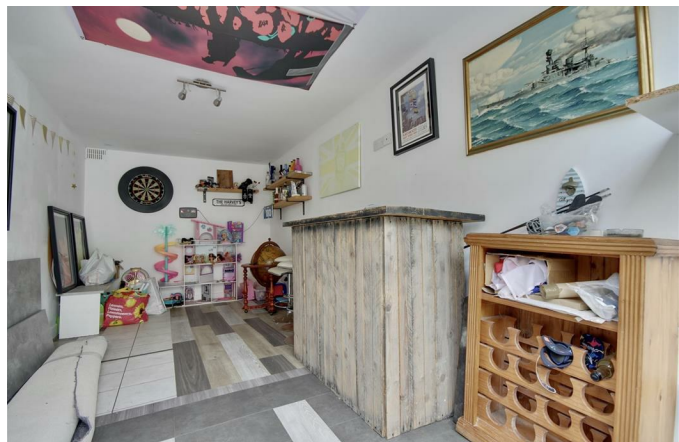
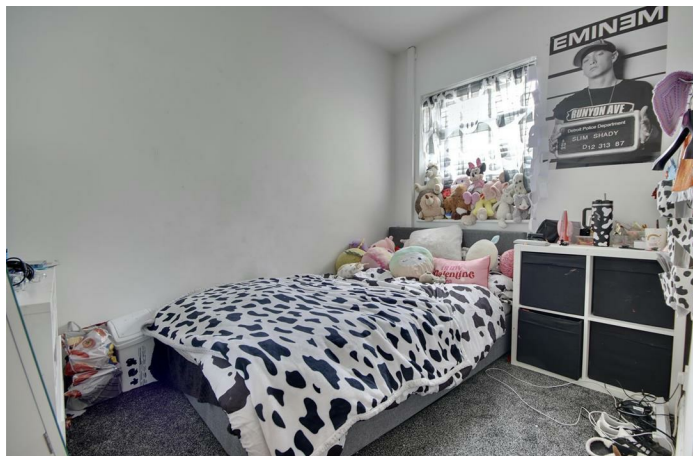
extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and 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		
(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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02392 728090  
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