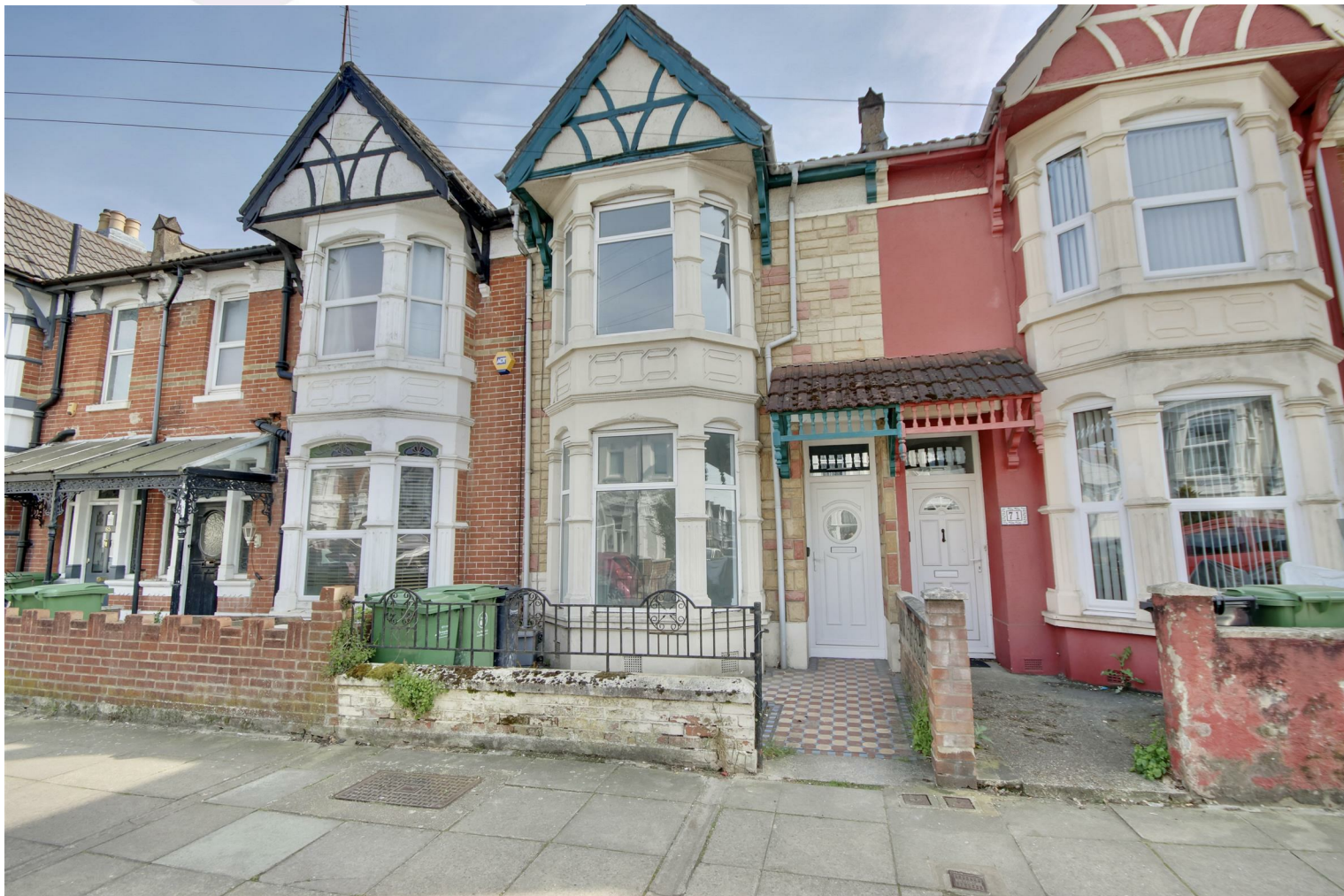


£325,000

Shadwell Road, Portsmouth PO2 9EP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ SOUTH FACING GARDEN
- ❖ GREAT LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- CALL NOW TO VIEW

Nestled on Shadwell Road in the vibrant city of Portsmouth, this charming house offers a delightful blend of comfort and potential. Upon entering, you are greeted by the first of two reception rooms, which is both bright and airy, creating an inviting atmosphere for relaxation or entertaining guests. The ground floor also features a convenient shower room, enhancing the practicality of the living space.

At the rear of the property, the kitchen has been thoughtfully extended, providing ample room for culinary pursuits and family gatherings. The south-facing garden is a true highlight, bathed in sunlight, and includes a brick-built shed, perfect for additional storage or as a workshop.

Venturing upstairs, you will find three generously sized double bedrooms, each offering a peaceful retreat for rest and rejuvenation. The family bathroom is

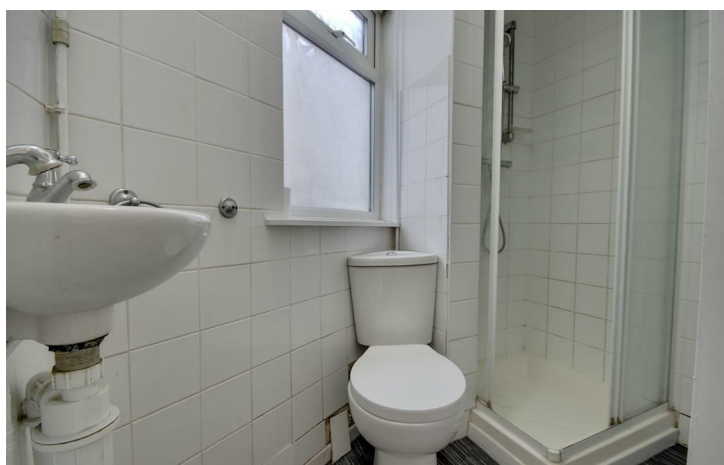
well-appointed, catering to the needs of a busy household.

Additionally, the loft presents a significant opportunity for expansion, with its vast space offering the potential for a loft conversion, subject to the necessary approvals. This feature allows for the possibility of creating extra living space, tailored to your needs.

This property is not just a house; it is a home filled with potential, ideal for families or those looking to invest in a thriving area. With its excellent location and versatile living spaces, this residence on Shadwell Road is a must-see for anyone seeking a new place to call home in Portsmouth.

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





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PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

15'11" x 10'8" (4.86 x 3.26)

DINING ROOM

12'2" x 8'4" (3.71 x 2.56)

SHOWER ROOM

KITCHEN

14'7" x 10'0" (4.47 x 3.06)

CONSERVATORY

10'0" 7'4" (3.06 2.26)

GARDEN

FIRST FLOOR

BEDROOM ONE

15'11" x 14'2" (4.86 x 4.34)

BEDROOM TWO

13'1" x 10'0" (4.01 x 3.07)

BEDROOM THREE

12'2" x 8'4" (3.71 x 2.56)

BATHROOM

7'6" x 6'9" (2.31 x 2.08)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C - £1,938.59

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

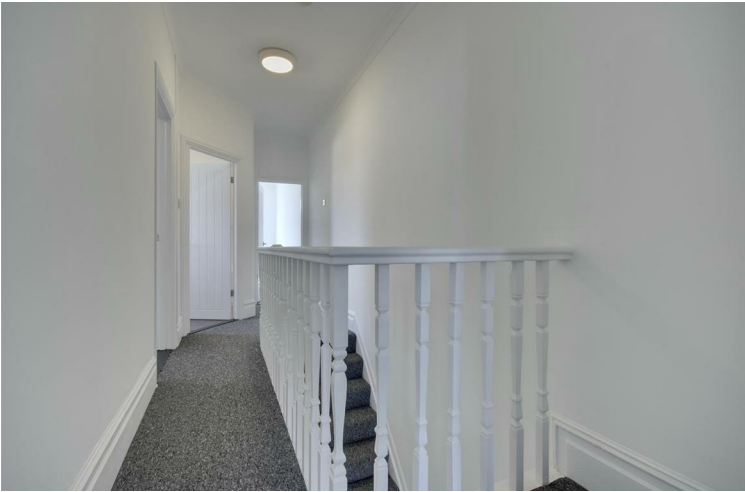
supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards 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

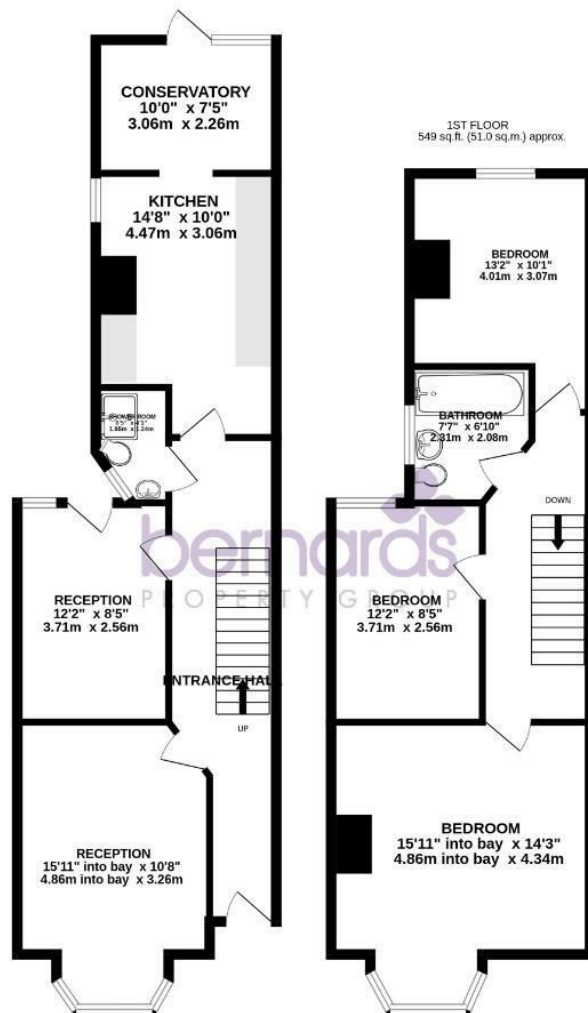
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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



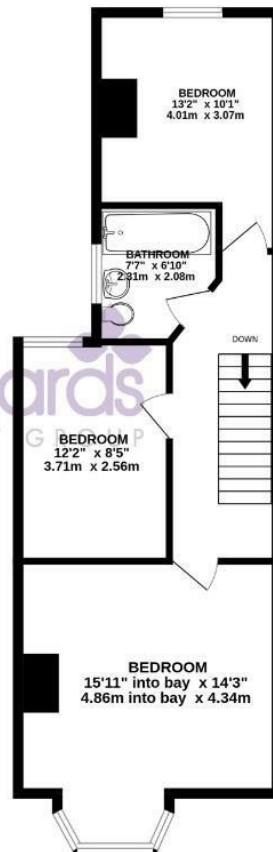
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

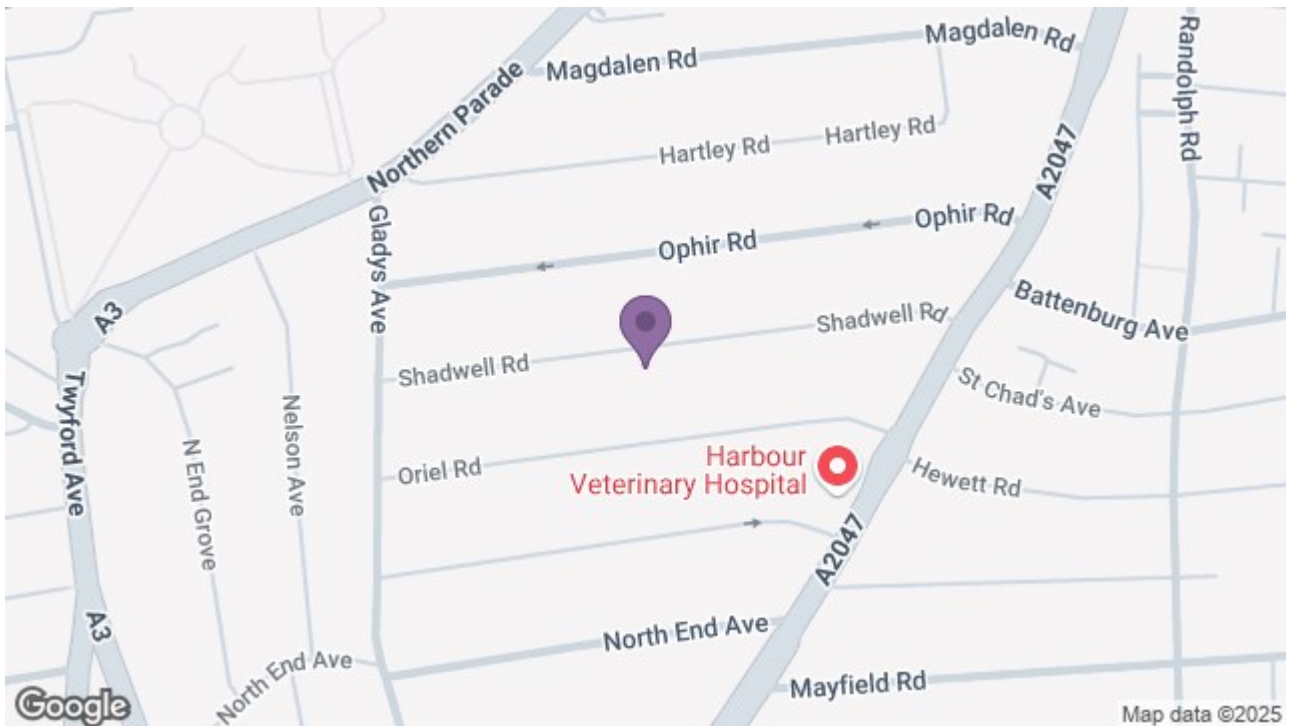


1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.6 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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