

Asking Price £290,000

Tipner Road, Portsmouth PO2 8QP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ REFURBED IN 2022
- ❖ NEW DAMP PROOF COURSE
- ❖ NEARBY SCHOOLS
- ❖ NEARBY TRANSPORT LINKS

Located in Tipner Road in Portsmouth, this delightful terraced house offers a perfect blend of comfort and modern living. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it easy to host friends and family.

The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed to meet the needs of contemporary living. The stylish bathroom complements the overall modern aesthetic of the property, ensuring that both functionality and elegance are at the forefront.

One of the standout features of this home is the

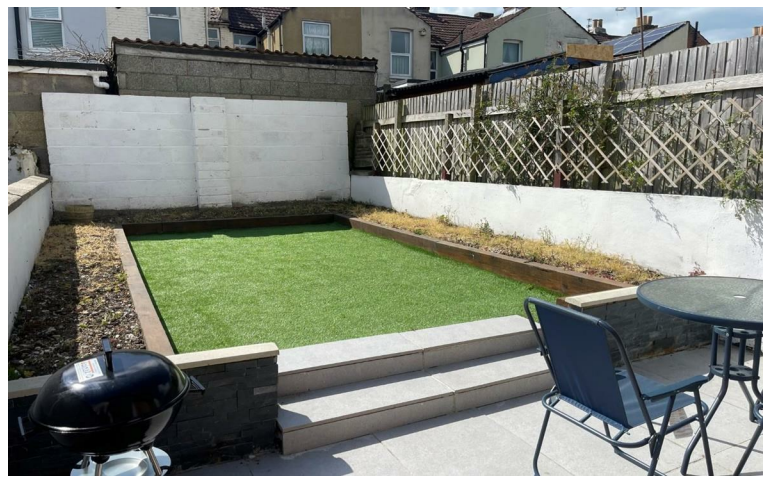
south-facing garden, which invites an abundance of natural light throughout the day. This outdoor space is perfect for enjoying sunny afternoons, gardening, or simply unwinding in a tranquil setting.

Overall, this terraced house on Tipner Road presents an excellent opportunity for those looking to settle in a vibrant area of Portsmouth, combining spacious living with modern amenities. Don't miss the chance to make this lovely property your new home.

Disclaimer: photos were taken prior to the current owners buying and moving in.

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





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PROPERTY INFORMATION

LOUNGE

9'10" x 13'5" into bay
(3.00m x 4.09m into bay)

DINING ROOM

7'8" x 9'10" (2.34m x 3.00m)

KITCHEN

9'6" x 10'11" (2.90m x 3.33m)

BATHROOM

8'9" x 5'2" (2.67m x 1.57m)

BEDROOM ONE

13'2" x 10'2" (4.01m x 3.10m)

BEDROOM TWO

11'3" x 9'6" (3.43m x 2.90m)

BEDROOM THREE

9'11" x 7'8" (3.02m x 2.34m)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

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.

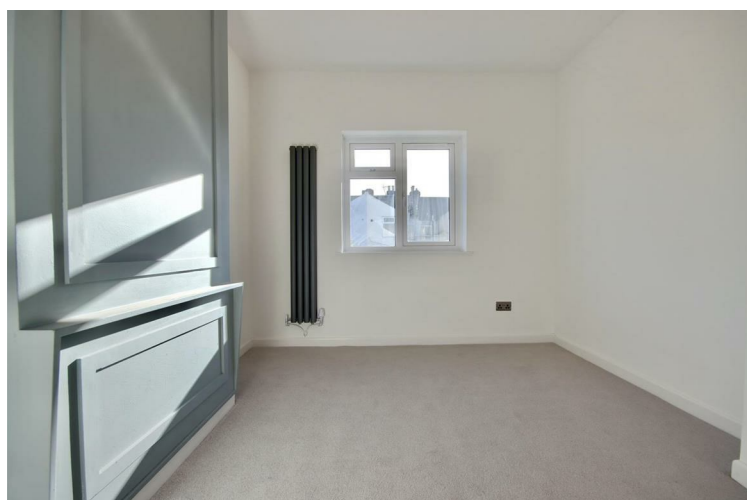
Conveyancing

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.

Anti-Money Laundering

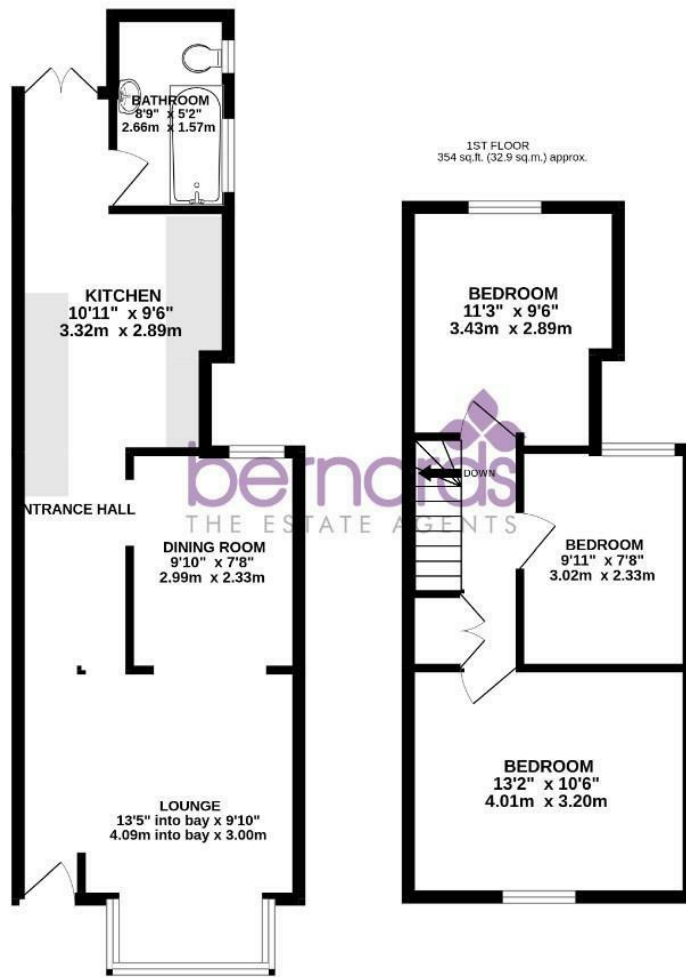
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.

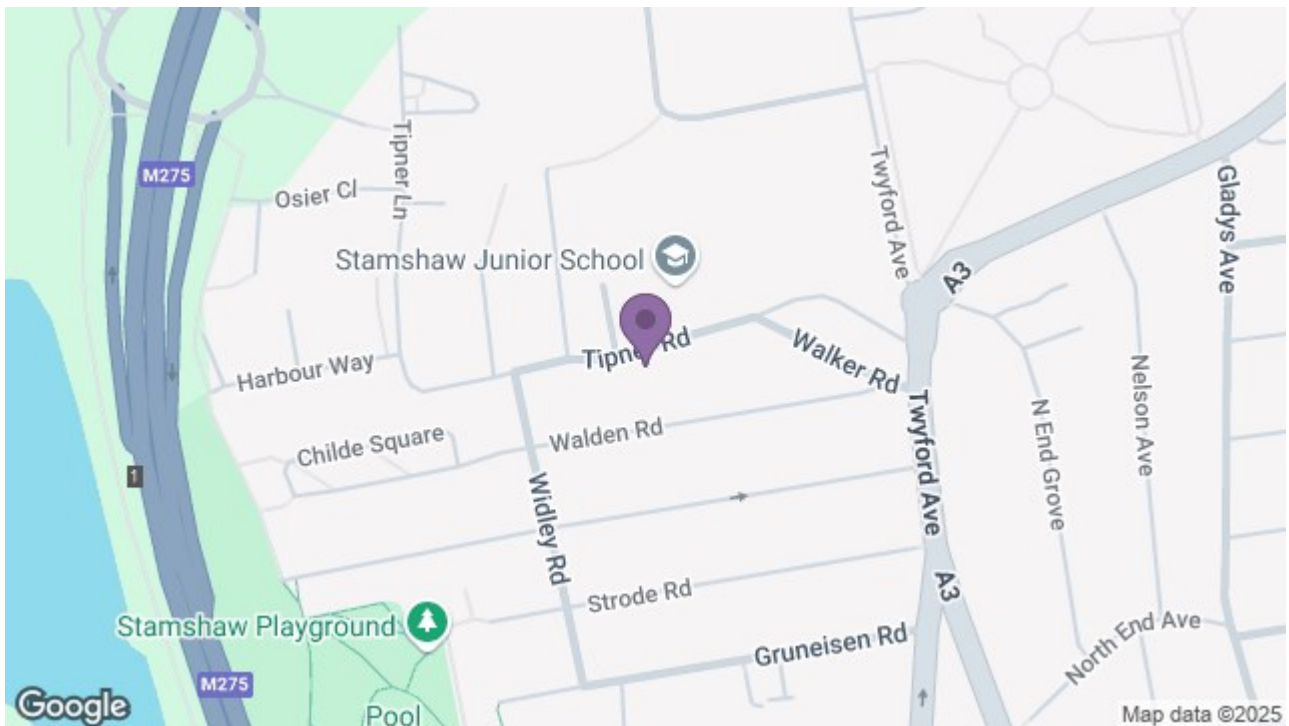


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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 is given as to their operability or efficiency can be given.
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