

Offers In Excess Of £325,000

Winton Road, Portsmouth PO2 0JU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ UPSTAIRS BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ DOWNSTAIRS TOILET
- ❖ FULLY REFURBISHED
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION
- ❖ IDEAL FIRST HOME

Located in the sought-after Winton Road, this semi detached house presents an excellent opportunity for first-time buyers with the additional bonus of having no forward chain. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those looking to establish a comfortable home.

Upon entering, you will find an open plan living space that offers versatility for both relaxation and entertaining. The fully refurbished interior showcases modern finishes while retaining a warm and

welcoming atmosphere, making it easy to envision your life here.

One of the standout features of this property is the south-facing garden, which bathes in sunlight throughout the day. This outdoor space is perfect for enjoying summer barbecues, gardening, or simply unwinding in a tranquil setting.

With its prime location, this home is conveniently situated near local amenities, schools, and transport links, ensuring that everything you need is within easy reach. Do not miss the chance to make it your own.

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





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PROPERTY INFORMATION

LOUNGE

11'9" x 7'7" (3.59 x 2.33)

KITCHEN/DINING ROOM

18'2" x 7'10" (5.54 x 2.40)

BEDROOM ONE

13'3" x 11'9" (4.06 x 3.59)

BEDROOM TWO

11'9" x 11'0" (3.59 x 3.36)

BEDROOM THREE

7'9" x 6'10" (2.37 x 2.10)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

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		85
(81-91) B		
(69-80) C	67	
(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		



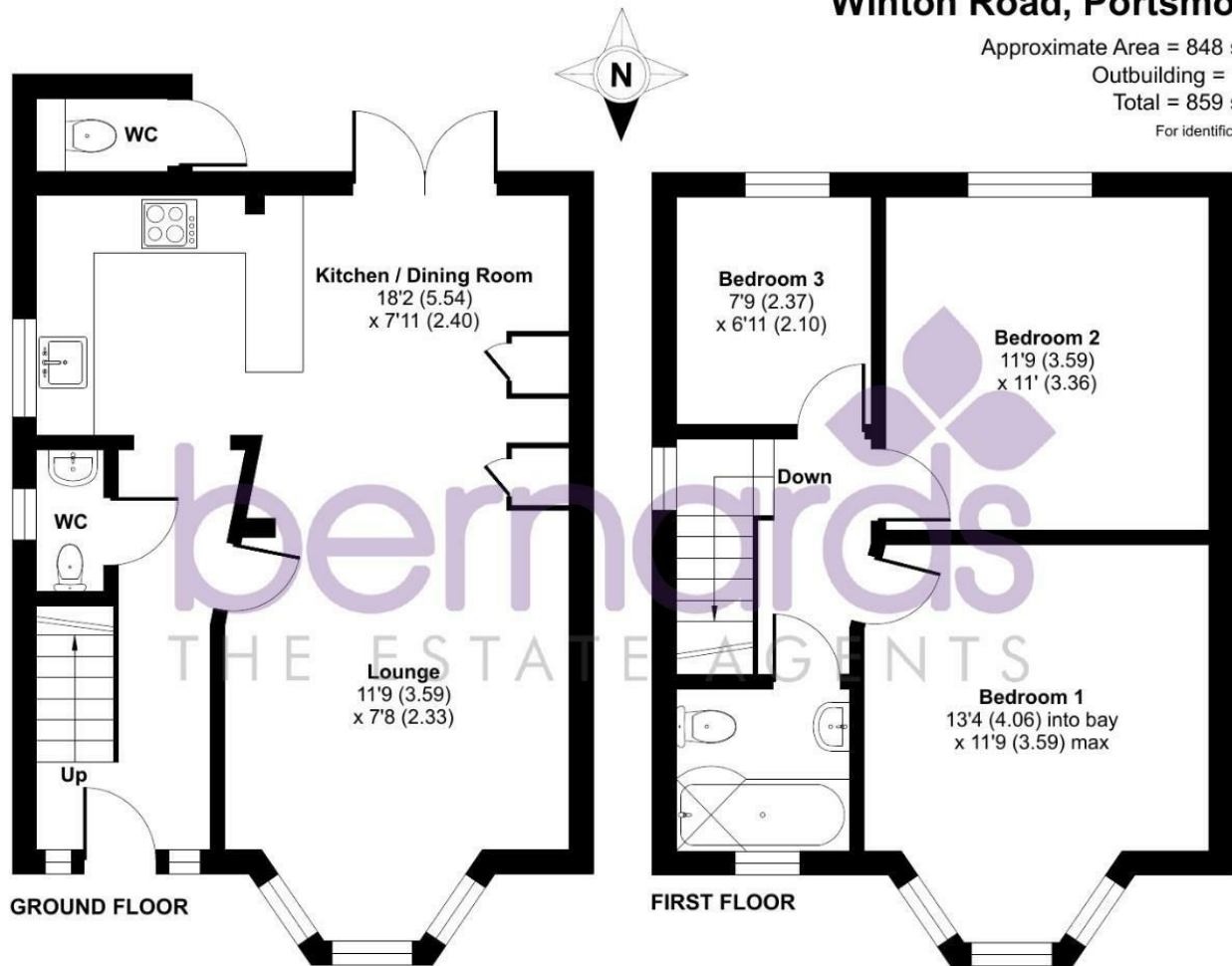
Winton Road, Portsmouth, PO2

Approximate Area = 848 sq ft / 78.7 sq m

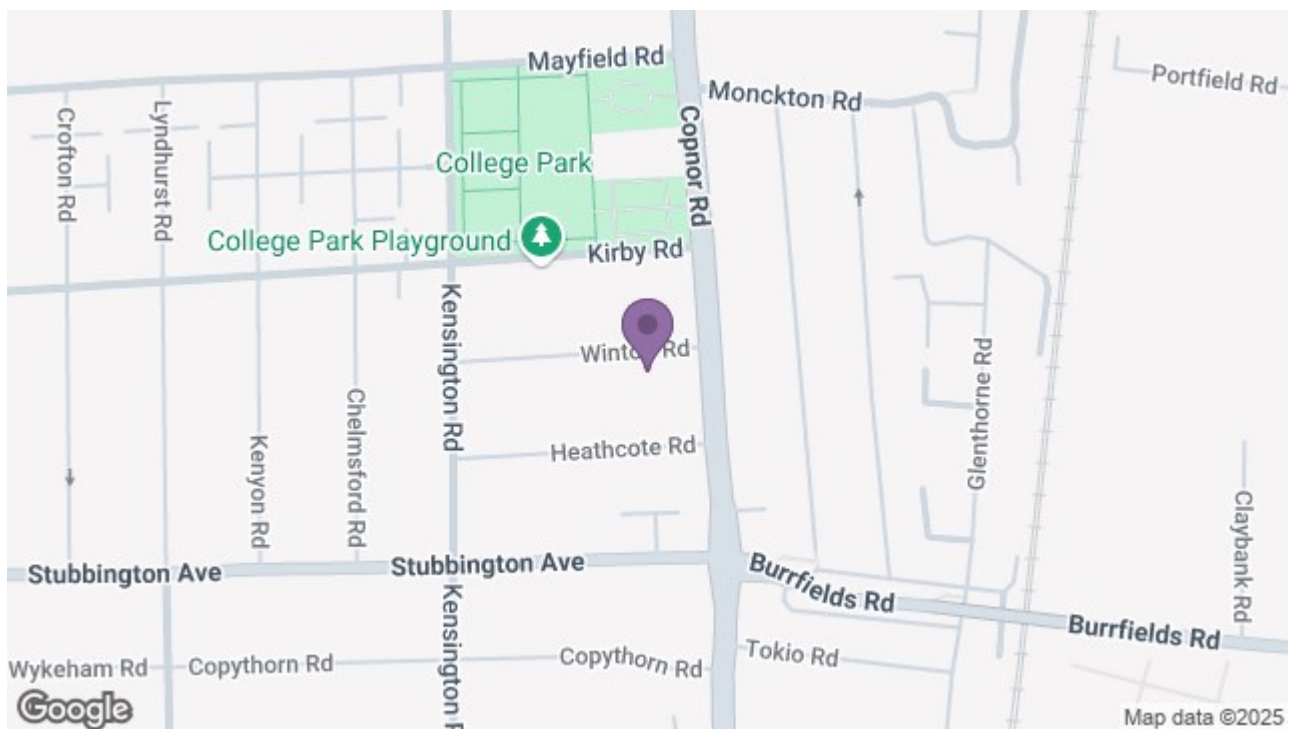
Outbuilding = 11 sq ft / 1 sq m

Total = 859 sq ft / 79.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1290334



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