

Offers Over £335,000

Wallisdean Avenue, Portsmouth PO3 6HA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ WALKING DISTANCE TO POND
- ❖ BAFFINS LOCATION
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ ISLAND IN KITCHEN
- ❖ BI-FOLDS
- ❖ EAST FACING GARDEN
- ❖ DOUBLE GARAGE
- ❖ THREE BEDROOMS
- ❖ GREAT SIZE FAMILY HOME
- ❖ EXTENDED

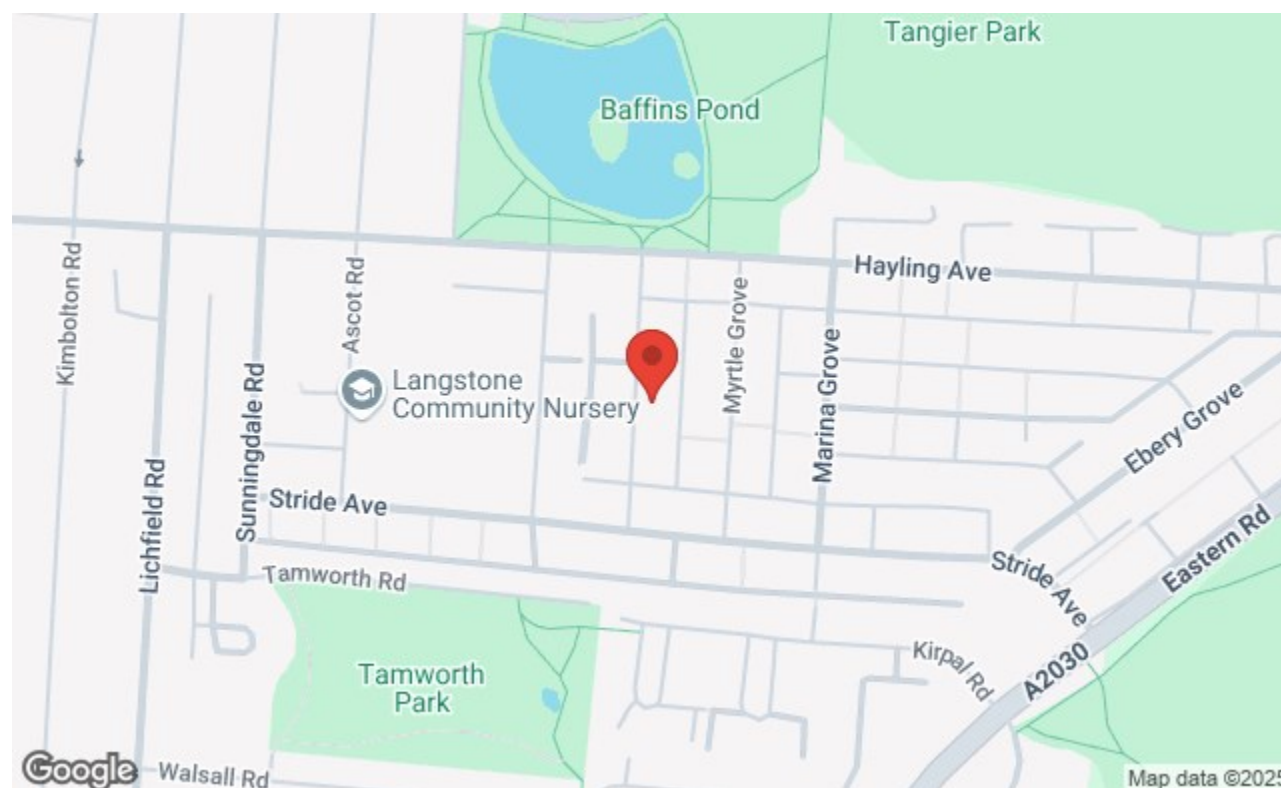
Nestled in the desirable area of Wallisdean Avenue, Portsmouth, this charming mid-terrace house presents an excellent opportunity for families and professionals alike. Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a stunning open-plan kitchen and dining area. The kitchen has been thoughtfully extended, featuring bi-fold doors that invite natural light and provide a lovely view of the garden, making it perfect for entertaining or family gatherings.

The ground floor also boasts a convenient downstairs W/C, enhancing the practicality of the living space. The garden is laid to lawn, offering a serene outdoor retreat, and at the bottom of the garden, you will find a double garage equipped with power, ideal

for storage or as a workshop.

Upstairs, the property comprises three well-proportioned bedrooms, including two doubles, with one currently utilised as a walk-in wardrobe, providing ample storage solutions. A modern three-piece family bathroom completes the upper level, ensuring comfort for all residents.

This delightful home is offered with no forward chain, allowing for a smooth transition into your new abode. Its prime location means you are within walking distance to the picturesque Baffins Pond and a variety of local shops, making it a perfect choice for those seeking convenience and community. Don't miss the chance to make this lovely house your new home.



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





# PROPERTY INFORMATION

## ENTRANCE HALLWAY

## LOUNGE

14'11" x 11'11" (4.56 x 3.64)

## KITCHEN/BREAKFAST ROOM

18'0" x 11'9" (5.50 x 3.59)

## DINING ROOM

14'0" x 9'6" (4.28 x 2.92)

## W/C

## BEDROOM ONE

14'11" x 11'2" (4.55 x 3.41)

## BEDROOM TWO

11'10" x 11'5" (3.63 x 3.49)

## BEDROOM THREE

## BATHROOM

6'4" x 5'10" (1.94 x 1.79)

## GARAGE

16'4" x 16'1" (4.99 x 4.92)

## 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.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

## 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.

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	39
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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