

Offers Over £375,000

Doyle Avenue, Portsmouth PO2 9NF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ FIVE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ DOWNSTAIRS W/C
- ❖ EXTENDED AT THE REAR
- ❖ THREE RECEPTION ROOMS
- ❖ GREAT SIZE FAMILY HOME
- ❖ WALKING DISTANCE TO SHOPS
- ❖ CLOSE TO BUS LINKS
- CALL NOW TO VIEW

Welcome to Doyle Avenue, a splendid family home located in the vibrant city of Portsmouth. This impressive property boasts five spacious bedrooms and is thoughtfully arranged over three floors, making it an ideal choice for families seeking both comfort and space.

Upon entering the house, you are greeted by a welcoming lounge that sets the tone for the rest of the home. Adjacent to the lounge is a second reception room, which has been cleverly opened up to create a seamless flow into the kitchen. This open-plan design enhances the living space, making it perfect for entertaining guests or enjoying family meals. The kitchen and dining area have been thoughtfully extended, providing ample room for culinary adventures and family

gatherings.

The first floor features three well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the extended loft, you will discover two additional double bedrooms, each offering a peaceful retreat, along with a convenient shower room.

Doyle Avenue is not just a house; it is a home that offers traditional charm. With its generous living spaces and well-designed layout, this property is sure to meet the needs of any growing family. Don't miss the opportunity to make this delightful residence your own.

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







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





# PROPERTY INFORMATION

## ENTRANCE HALL

## LIVING ROOM

## LOUNGE

14'0" x 10'9" (4.27 x 3.29)

## KITCHEN

19'10" x 9'1" (6.07 x 2.79)

## DINING ROOM

8'11" x 7'9" (2.74 x 2.37)

## BEDROOM ONE

14'9" x 11'6" (4.52 x 3.51)

## BEDROOM TWO

13'11" x 11'2" (4.26 x 3.41)

## BEDROOM THREE

14'8" x 9'8" (4.49 x 2.97)

## BEDROOM FOUR

10'5" x 9'10" (3.18 x 3.00)

## BEDROOM FIVE

7'10" x 6'11" (2.40 x 2.12)

## BATHROOM

7'9" x 5'10" (2.37 x 1.80)

## SHOWER ROOM

5'4" x 5'1" (1.64 x 1.56)

## 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

## 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.

## 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.



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		
England & Wales	EU Directive 2002/91/EC	



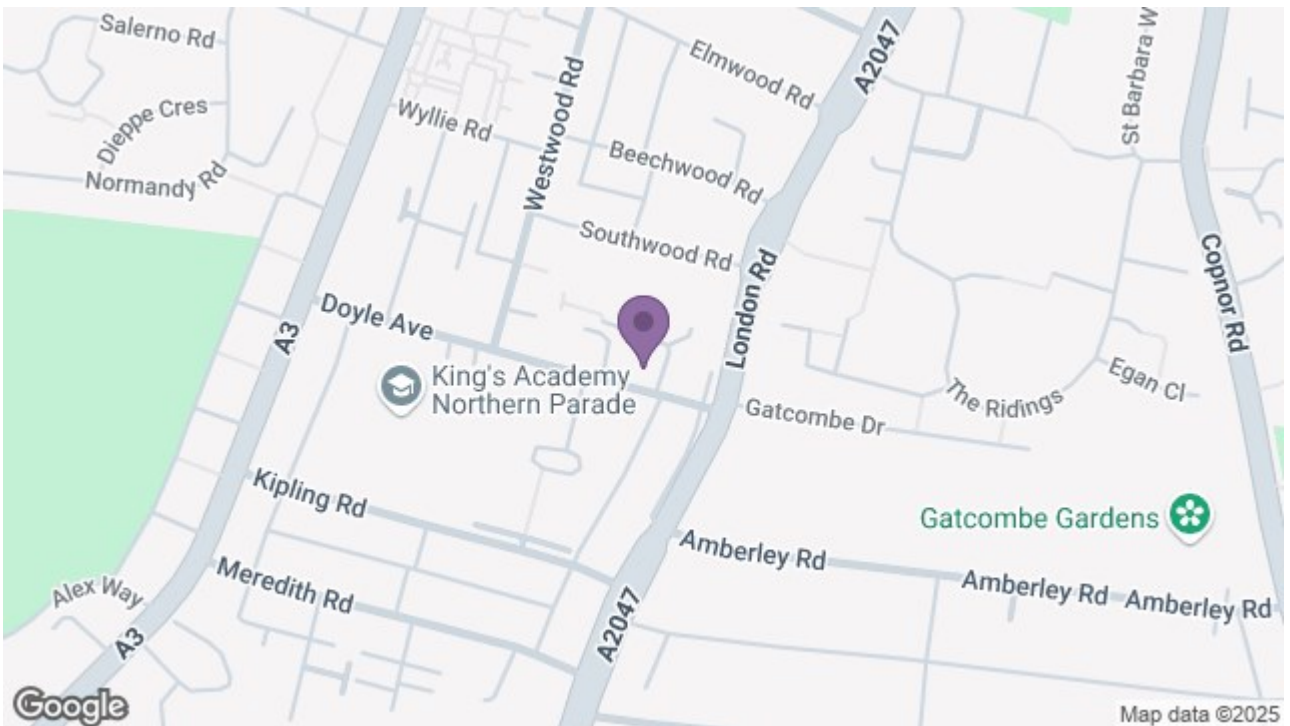
# Doyle Avenue, Portsmouth, PO2

Approximate Area = 1513 sq ft / 140.5 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). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1310575



129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

