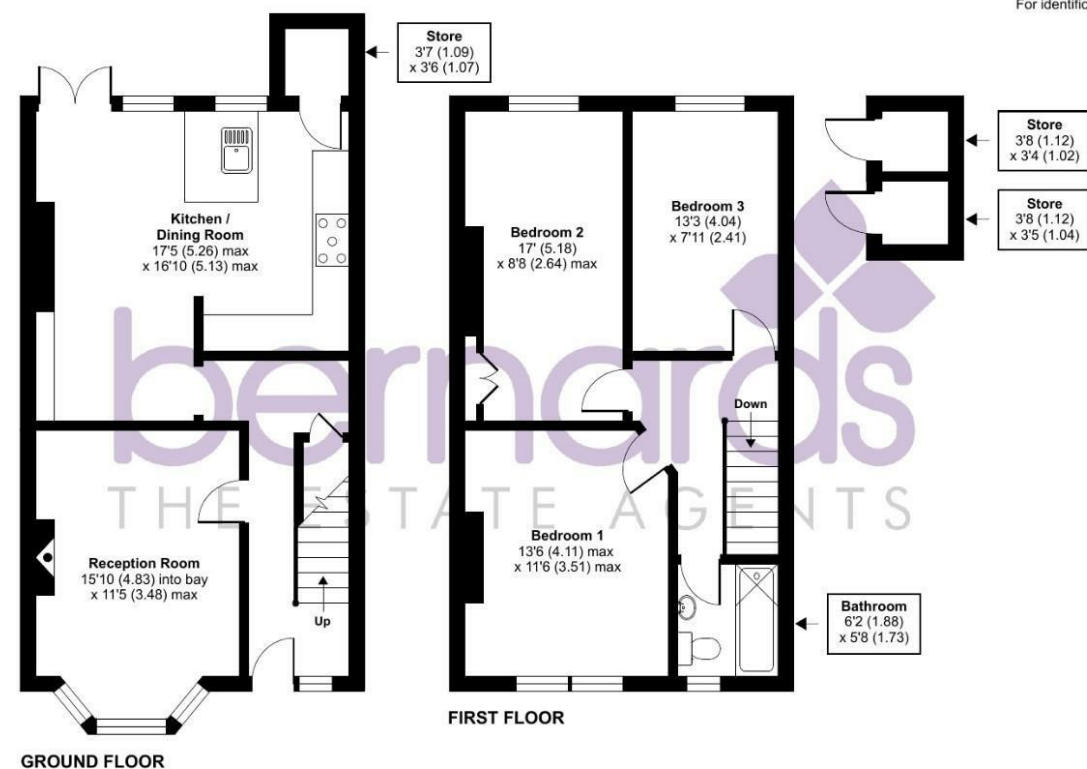


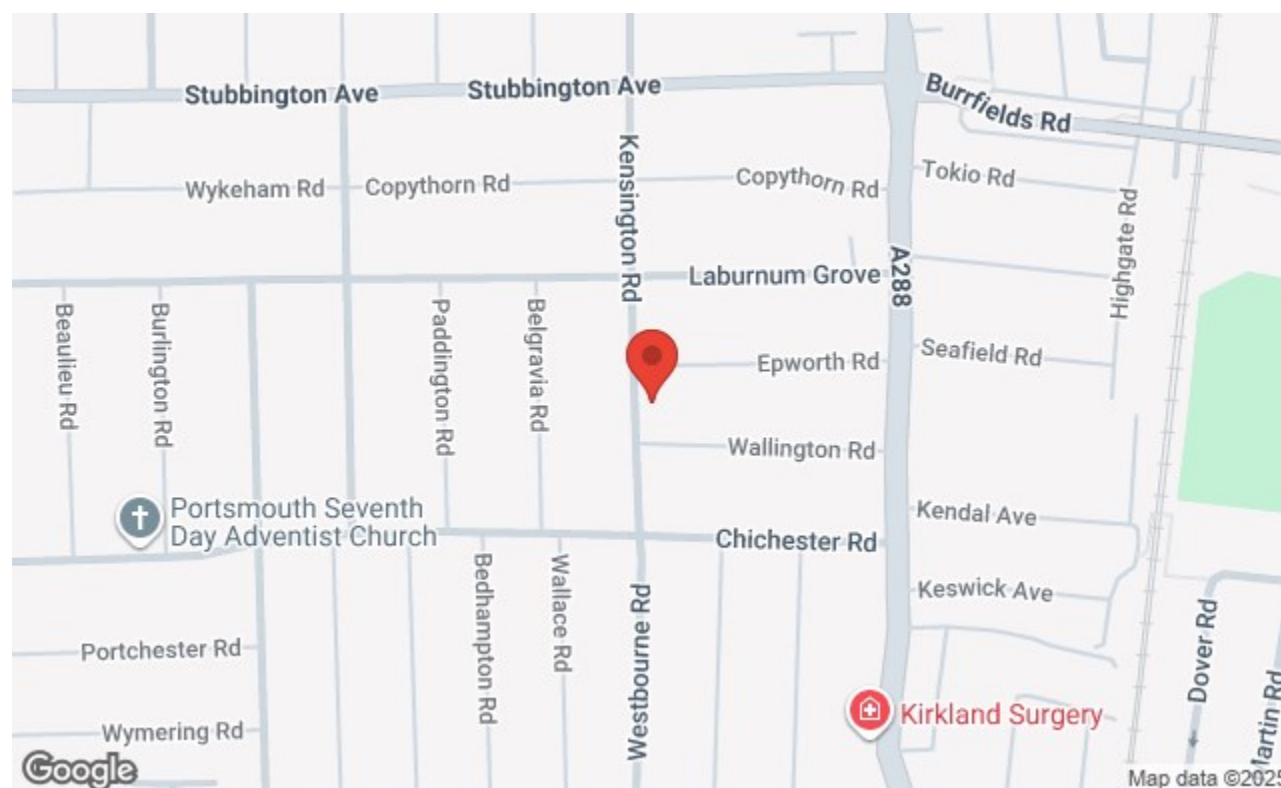


Kensington Road, Portsmouth, PO2

Approximate Area = 1093 sq ft / 101.5 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 1119 sq ft / 103.9 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1319659



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FOR SALE

Offers In The Region Of
£300,000

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3 1 2

HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ LOW MAINTENANCE GARDEN
- ❖ UPSTAIRS BATHROOM
- ❖ FRONT ASPECT LOUNGE
- ❖ NEUTRALLY DECORATED
- ❖ NEARBY SCHOOLS
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ NO FORWARD CHAIN

Situated on the popular Kensington Road, this terraced house presents an excellent opportunity for families and first time buyers. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living.

The open plan living area is a standout feature, providing a bright and airy atmosphere that is perfect for both relaxation and entertaining. The layout encourages a seamless flow between the living and dining spaces, making it an ideal setting for gatherings with family and friends.

Outside, the low maintenance garden is a wonderful addition, offering a private outdoor space that requires minimal upkeep. This allows you to enjoy the fresh air without the burden of extensive gardening work. Furthermore, there is potential to extend the property, allowing you to tailor it to your specific needs and preferences.

Conveniently located, this home is in close proximity to several reputable schools, making it an excellent choice for families with children. The surrounding area is vibrant and well-connected, providing easy access to local amenities and transport links.

In summary, this terraced house on Kensington Road is a fantastic opportunity for those seeking a spacious and versatile home in a desirable location. With its three double bedrooms, open plan living, and potential for extension, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

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PROPERTY INFORMATION

LOUNGE
15'10" x 11'5" (4.83 x 3.48)

KITCHEN/DINER
17'3" x 16'9" (5.26 x 5.13)

BEDROOM ONE
13'5" x 11'6" (4.11 x 3.51)

BEDROOM TWO
16'11" x 8'7" (5.18 x 2.64)

BEDROOM THREE
13'3" x 7'10" (4.04 x 2.41)

BATHROOM
6'2" x 5'8" (1.88 x 1.73)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C £1,938.59

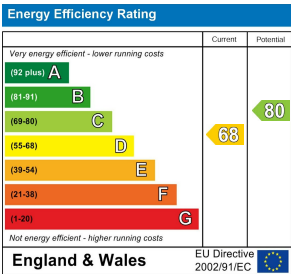
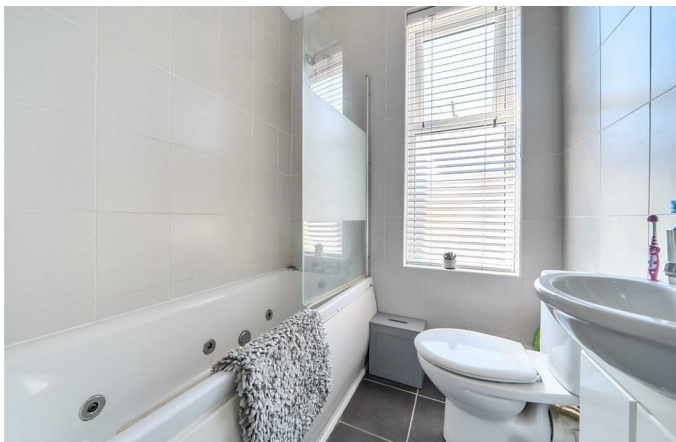
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's 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. Bernard's 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
Bernard's 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



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