



## Whitworth Road, Portsmouth, PO2

Approximate Area = 1009 sq ft / 93.7 sq m (excludes lean to)

For identification only - Not to scale



Offers Over £250,000

Whitworth Road, Portsmouth PO2 7RU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BAY AND FORECOURT
- ❖ THREE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ LEAN-TO/STORAGE
- ❖ SOUTH FACING GARDEN
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PROPERTY
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ BUS LINKS NEARBY
- ❖ CALL NOW TO VIEW!

Nestled on the charming Whitworth Road in Portsmouth, this delightful house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed into a spacious lounge at the front, providing an inviting space for relaxation and social gatherings. As you progress through the property, you will find a well-appointed kitchen situated conveniently in the middle, ideal for culinary enthusiasts and family meals alike.

Adjacent to the kitchen is a lovely dining room, perfect for entertaining guests or enjoying family dinners. The property also features a lean-to that runs down the side, offering additional storage or utility space, enhancing the practicality of the home.

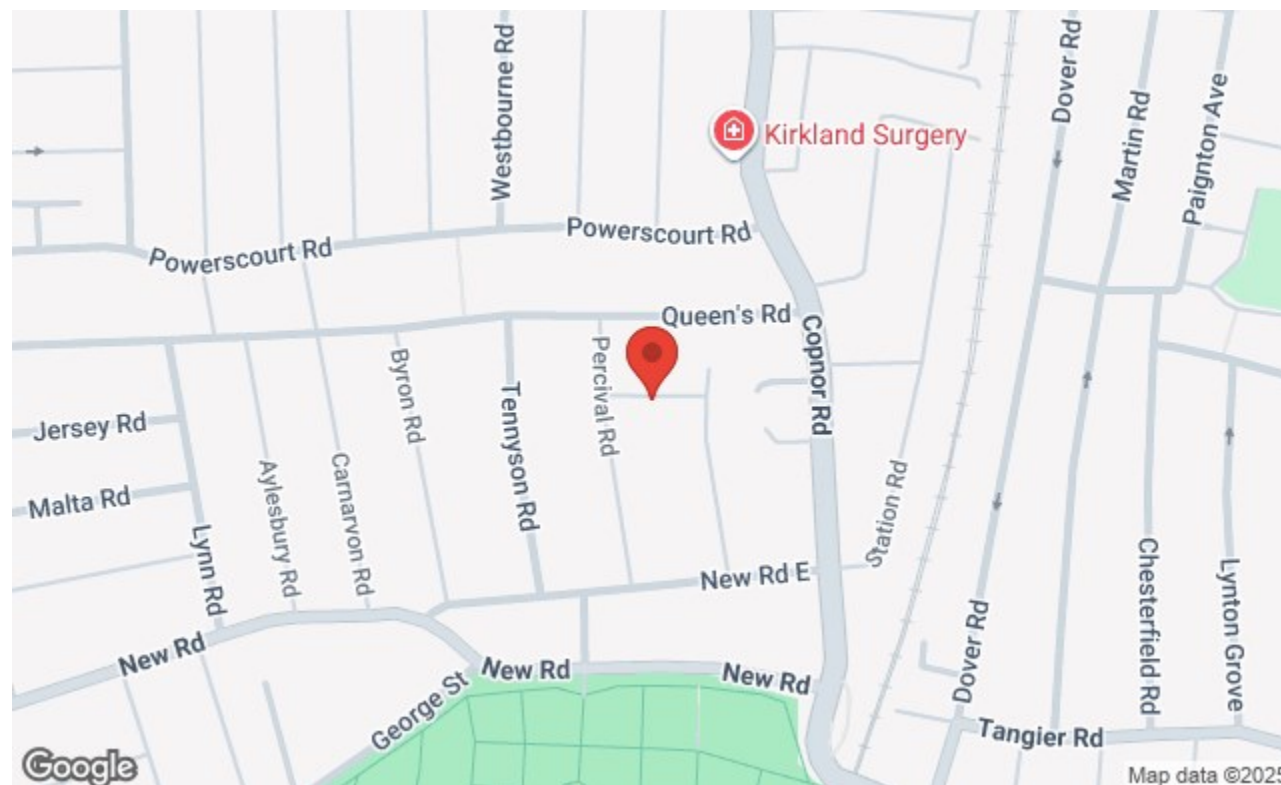
The south-facing garden is a true highlight, providing ample sunlight throughout the day, making it an excellent spot for outdoor activities

or simply unwinding in the fresh air.

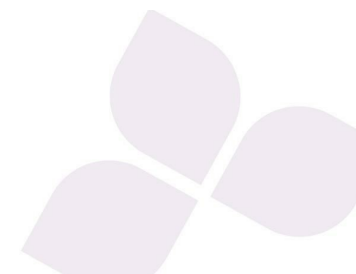
Upstairs, the property boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. A well-equipped bathroom completes the upper level, ensuring convenience for the whole family.

This property is an excellent opportunity for those seeking a family home in a desirable location. With its thoughtful layout and inviting spaces, it is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.

A bonus to this property is that permit parking is just abouts to be put in place, which will help parking in the area.



129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
14'5" x 13'8" (4.40 x 4.17)

**KITCHEN**  
14'11" x 9'5" (4.55 x 2.88)

**DINING ROOM**  
10'7" x 9'6" (3.25 x 2.91)

**LEAN TO**  
26'0" x 3'6" (7.93 x 1.09)

**BEDROOM ONE**  
13'8" x 12'0" (4.19 x 3.67)

**BEDROOM TWO**  
10'7" x 6'5" (3.23 x 1.97)

**BEDROOM THREE**  
10'5" x 9'5" (3.20 x 2.89)

**BATHROOM**  
7'3" x 6'4" (2.23 x 1.95)

**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

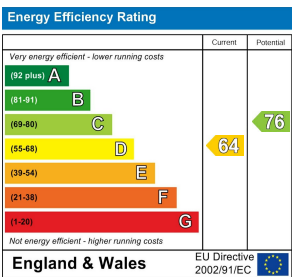
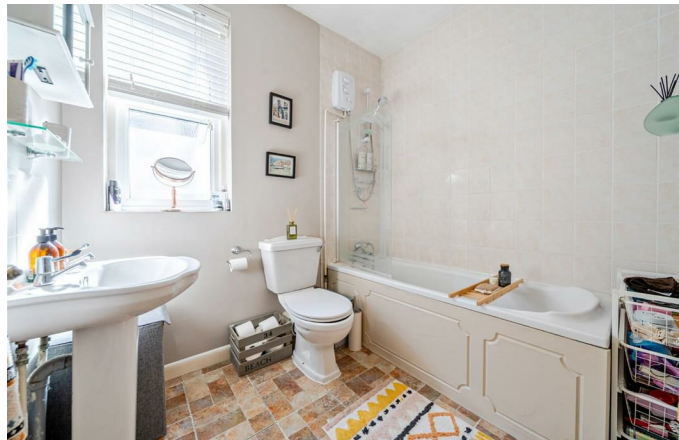
**MORTGAGE ADVISOR**  
We offer financial services

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.

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : B £1,252.09**  
**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.



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

