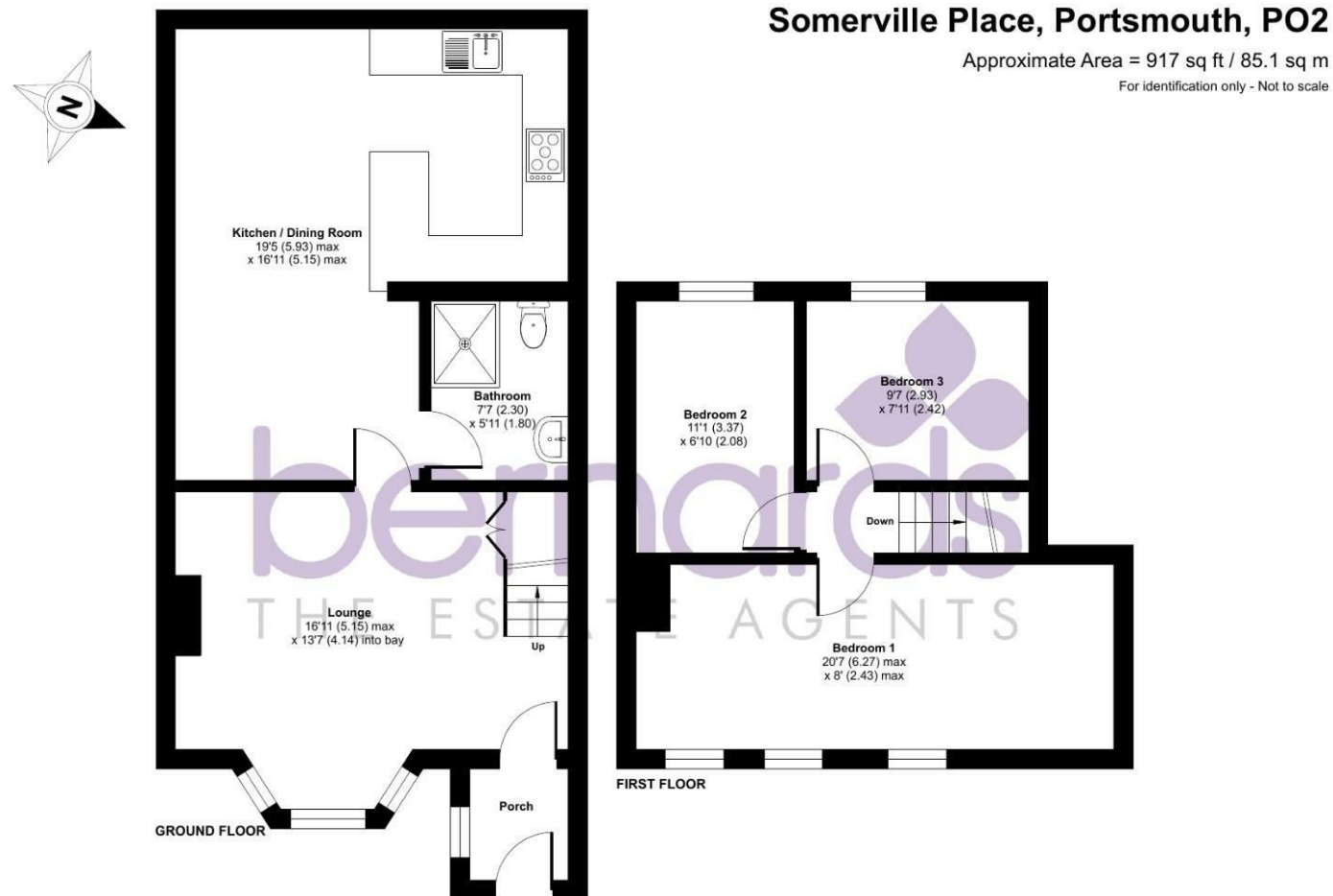
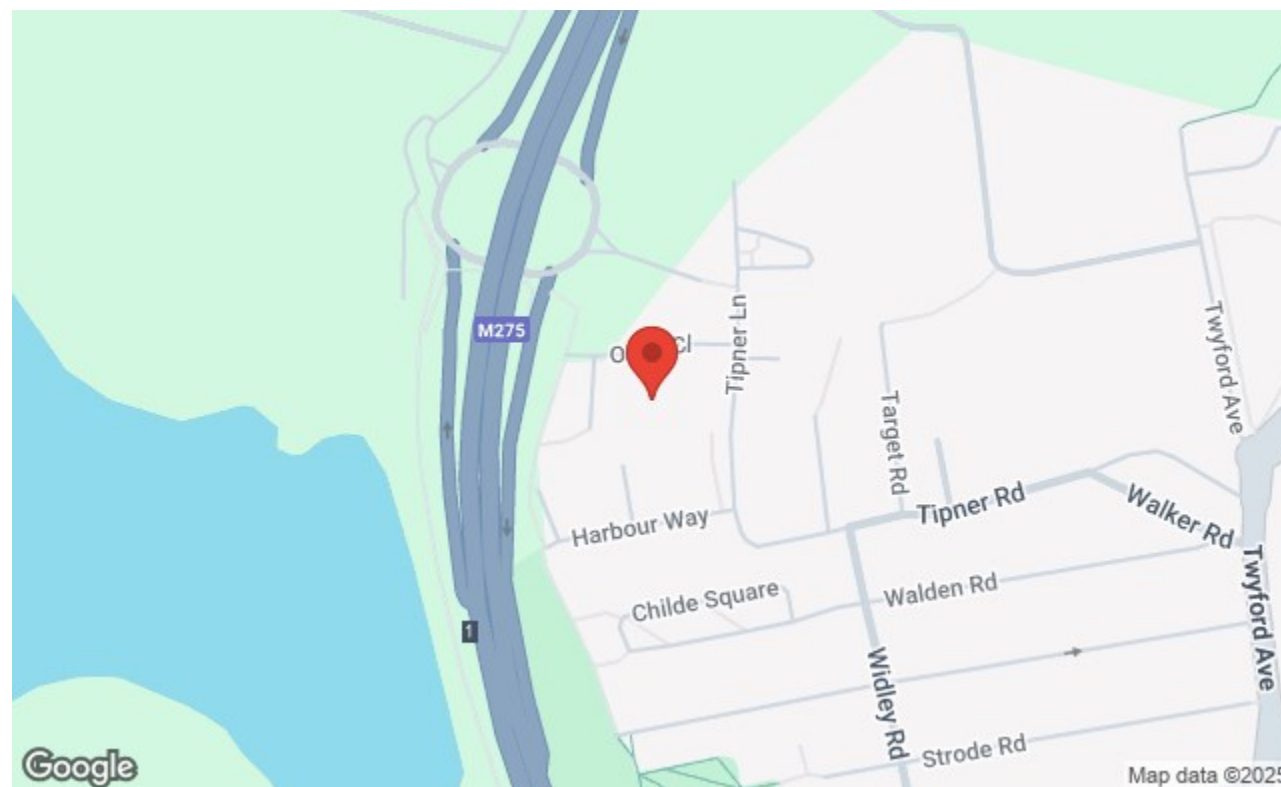




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1358341



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



Offers Over £265,000

Somerville Place, Portsmouth PO2 8RQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DRIVEWAY
- ❖ CUL DE SAC
- ❖ THREE BEDROOMS
- ❖ MODERN KITCHEN/DINER
- ❖ BRIGHT & AIRY LOUNGE
- ❖ STYLISH BATHROOM
- ❖ ENTRANCE PORCH
- ❖ WEST FACING GARDEN
- ❖ NO FORWARD CHAIN
- ❖ PERFECT FIRST HOME

Welcome to this stylish three bedroom house located in Somerville Place, which is just a short walk from the Park & Ride and the Mountbatten Centre. This delightful property offers a perfect blend of modern living and comfortable space, making it an ideal home for families or professionals alike.

As you enter through the porch, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining guests. The modern fitted kitchen diner is a standout feature, designed to cater to your culinary needs while offering a warm and welcoming atmosphere for

family meals. The stylish downstairs bathroom adds a touch of elegance and convenience to the home.

One of the highlights of this property is the west-facing garden, which is perfect for enjoying the afternoon sun. The garden also includes a large shed, providing additional storage space for gardening tools or outdoor equipment.

Parking is made easy with a driveway, ensuring you have a secure place for your car. The location in a quiet cul-de-sac adds to the appeal, offering a sense of community while remaining conveniently close to local amenities and transport links.

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



PROPERTY INFORMATION

LOUNGE
16'10" x 13'6" (5.15 x 4.14)

KITCHEN/DINER
19'5" x 16'10" (5.93 x 5.15)

BATHROOM
7'6" x 5'10" (2.30 x 1.80)

BEDROOM ONE
20'6" x 7'11" (6.27 x 2.43)

BEDROOM TWO
11'0" x 6'9" (3.37 x 2.08)

BEDROOM THREE
9'7" x 7'11" (2.93 x 2.42)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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



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		
EU Directive 2002/91/EC		
England & Wales		



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