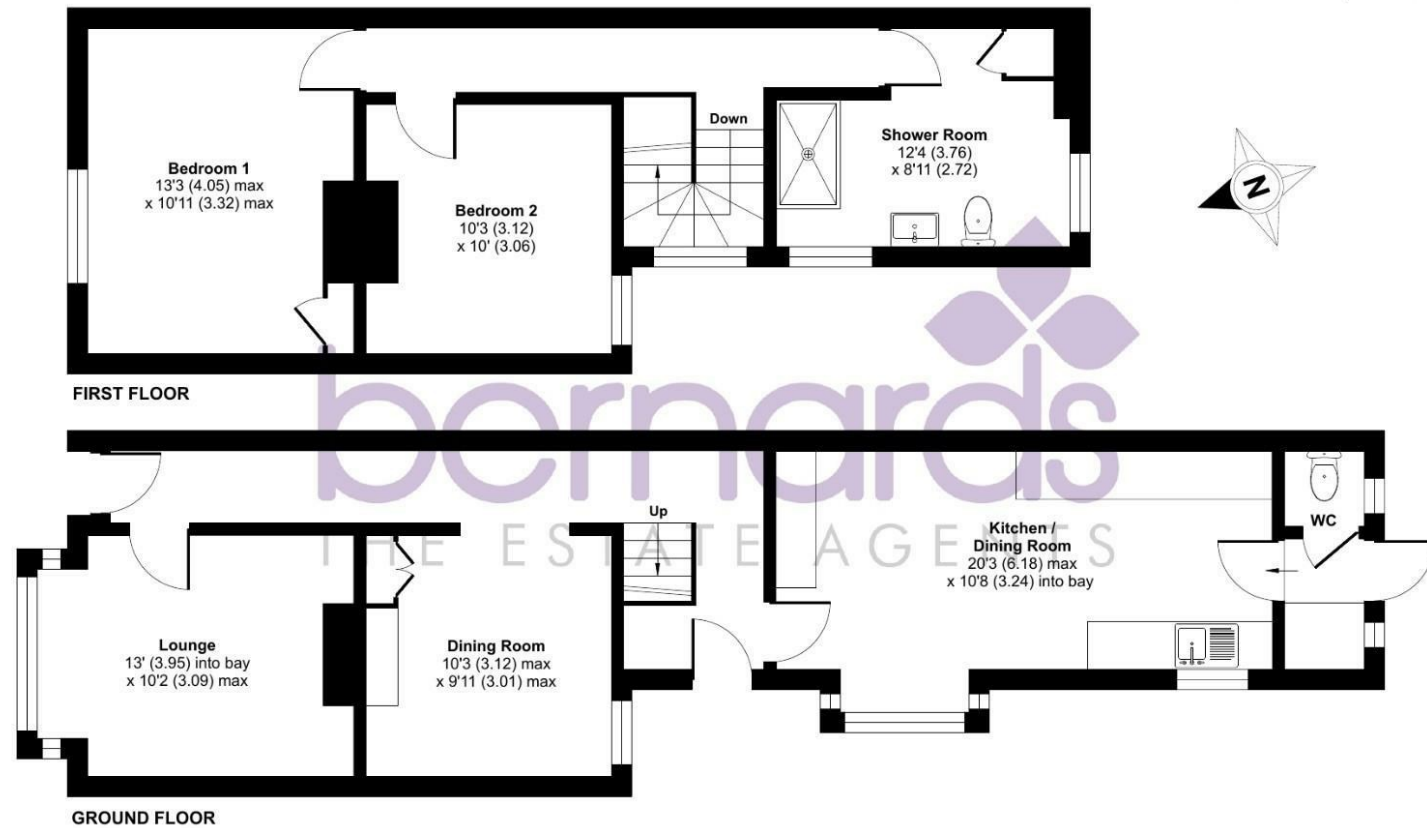
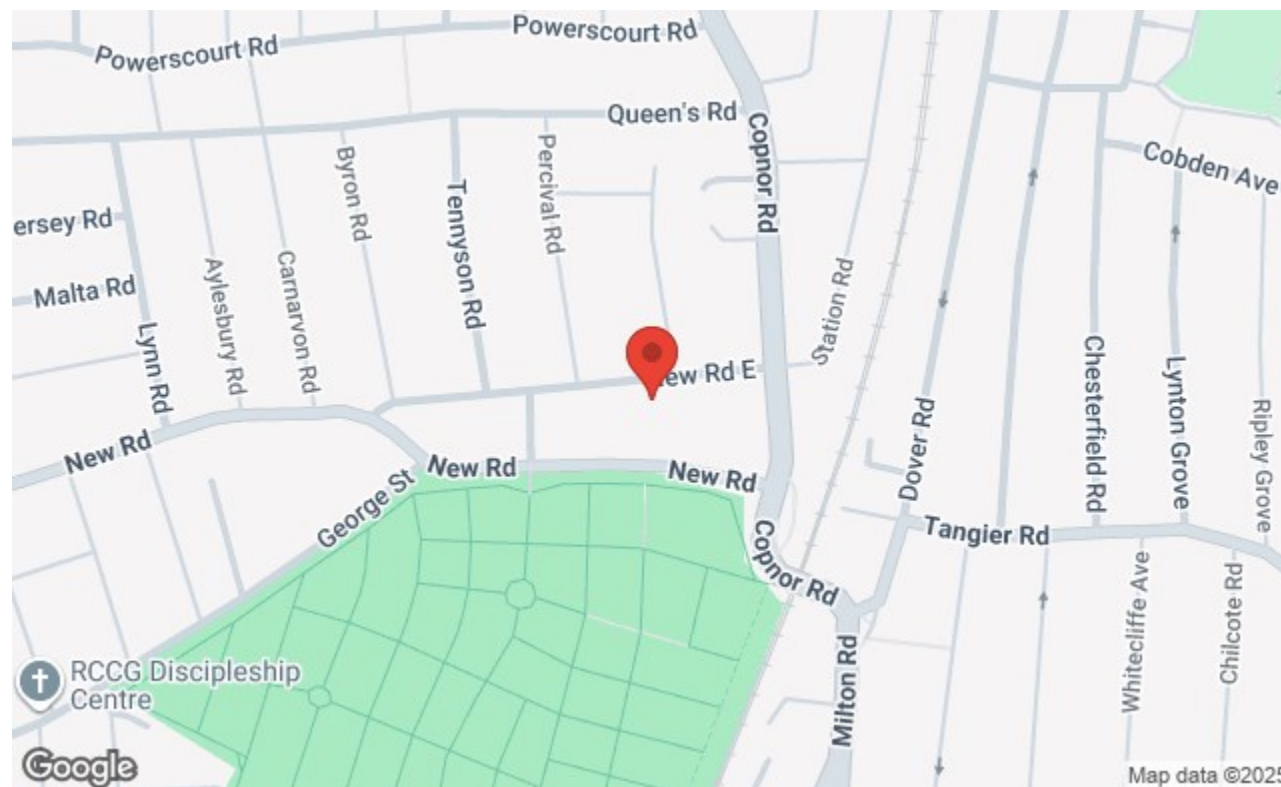


## New Road East, Portsmouth, PO2

Approximate Area = 1031 sq ft / 95.7 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: 1371390



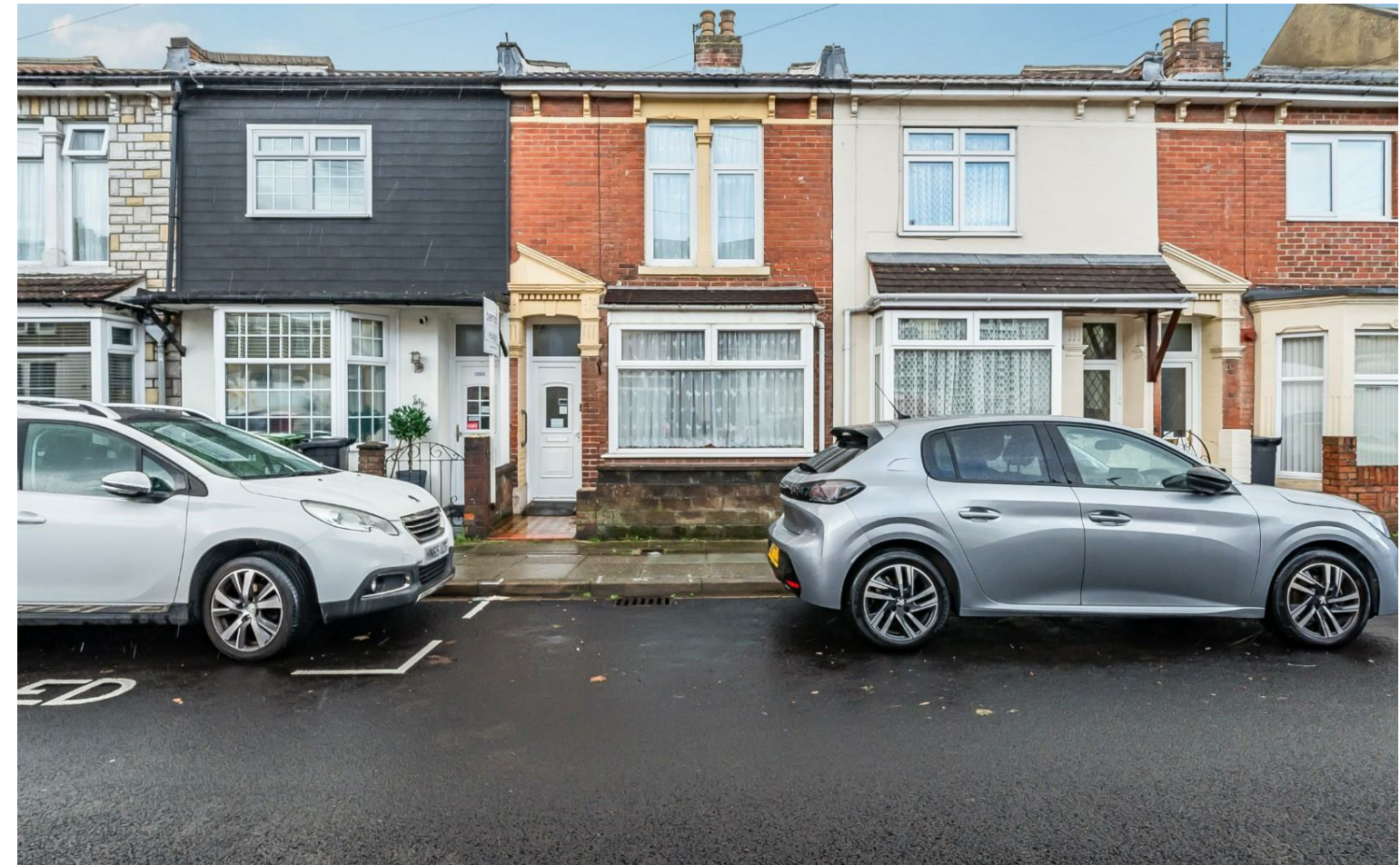
129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Offers In Excess Of £230,000

New Road East, Portsmouth PO2 7RS

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS WC
- ❖ NO ONWARD CHAIN
- ❖ SPACIOUS LIVING SPACE
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL FOR INVESTMENT

This spacious mid-terraced property offers excellent potential and would make a great first-time purchase or investment opportunity. The home features two generous double bedrooms, two reception rooms, a kitchen/diner, and both an upstairs bathroom and a convenient downstairs WC.

While the property is in need of modernisation, it provides an ideal blank canvas to create a comfortable and stylish home. Offered with no onward chain, this property presents a fantastic

opportunity to add value in a sought-after location.

Call today to arrange a viewing

02392 728090

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

12'11" x 10'1" (3.95 x 3.09)

## DINING ROOM

10'2" x 9'10" (3.12 x 3.01)

## KITCHEN/DINER

20'3" x 10'7" (6.18 x 3.24)

## DOWNSTAIRS WC

## GARDEN

## FIRST FLOOR

## BEDROOM ONE

13'3" x 10'10" (4.05 x 3.32)

## BEDROOM TWO

10'2" x 10'0" (3.12 x 3.06)

## SHOWER ROOM

12'4" x 8'11" (3.76 x 2.72)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

Band B

Portsmouth City Council: £1,413.70

Police and Crime Commissioner: £214.25

Hampshire & Isle of Wight Fire & Rescue: £68.32

Total Council Tax charge: £1,696.27

## 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.

## 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. Bernards 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.

## 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.

## 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



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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