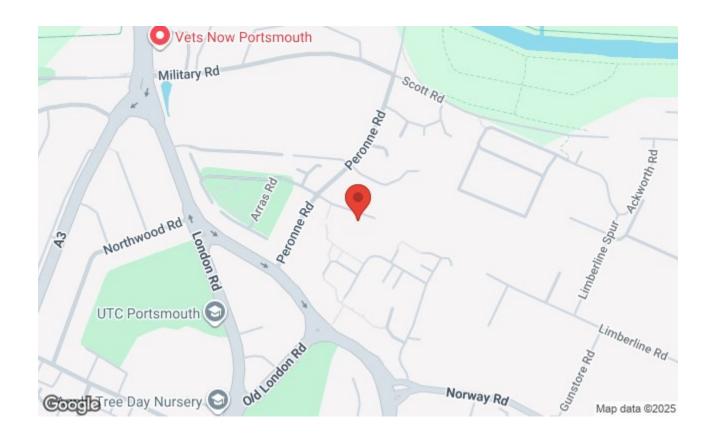
## Peronne Close, Portsmouth, PO3

Approximate Area = 796 sq ft / 73.9 sq m Outbuilding = 41 sq ft / 3.8 sq m Total = 837 sq ft / 77.7 sq mFor identification only - Not to scale Shed 7'5 (2.26) x 5'7 (1.70) OUTBUILDING Living Room 16'4 (4.98) into bay x 11'3 (3.43) max Bedroom 1 14'7 (4.44) x 11'2 (3.41) Bedroom 2 14'5 (4.39) max x 8'7 (2.61) max FIRST FLOOR GROUND FLOOR

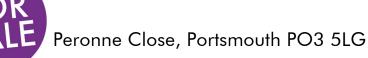
oor plan produced in accordance with RICS Property Measurement 2nd Edition, corporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025, oduced for Bernards Estate and Letting Agents Ltd. REF; 1372760



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



## Offers In Excess Of £290,000







# **HIGHLIGHTS**

- MID TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SPACIOUS REAR GARDEN
- MODERN FITTD KITCHEN
- DOWNSTAIRS WC
- QUIET CUL-DE-SAC
- **EXCELLENT TRANSPORT LINKS**
- MODERN SHOWER ROOM
- GREAT FIRST TIME HOME

We are delighted to offer for sale this beautifully presented twobedroom terraced home, perfectly positioned in the highly soughtafter cul-de-sac of Peronne Close, Hilsea. Ideally located, this property offers excellent transport links with easy motorway access, nearby bus routes, and both Cosham and Hilsea train stations within just 1.2 miles.

The ground floor features a modern fitted kitchen, a spacious living room with French doors opening onto the rear garden, and a

convenient downstairs WC. Upstairs, you'll find two generous double bedrooms and a contemporary shower room.

Externally, the property benefits from off-road parking for multiple vehicles — a fantastic bonus for this popular residential area.

Early viewing is highly recommended to appreciate all this wonderful home has to offer.

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







## PROPERTY INFORMATION

**DRIVEWAY** 

**ENTRANCE HALL** 

LIVING ROOM 16'4" x 11'3" (4.98 x 3.43)

KITCHEN/DINER 14'6" x 8'4" (4.44 x 2.56)

**DOWNSTAIRS WC** 

**REAR GARDEN** 

FIRST FLOOR

SHOWER ROOM 5'4" x 5'4" (1.65 x 1.63)

**BEDROOM ONE** 14'6" x 11'2" (4.44 x 3.41)

**BEDROOM TWO** 14'4" x 8'6" (4.39 x 2.61)

## PORTSMOUTH COUNCIL

Portsmouth City Council.

Band B £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**

happy to help.

#### CONVEYANCING

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 The local authority is property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check Portsmouth City Council: 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. We offer financial services Please call the office to book here at Bernards. If you would an AML check if you would like to review your current like to make an offer on this Agreement In Principle or are property. Please note the AML yet to source a lender, we check includes taking a copy have a number of experienced of the two forms of Financial Advisors who will be identification for each purchaser. A proof of address and proof of name document is required. Please note we Choosing t h e right cannot put forward an offer conveyancing solicitor is without the AML check being completed









**AD**®











