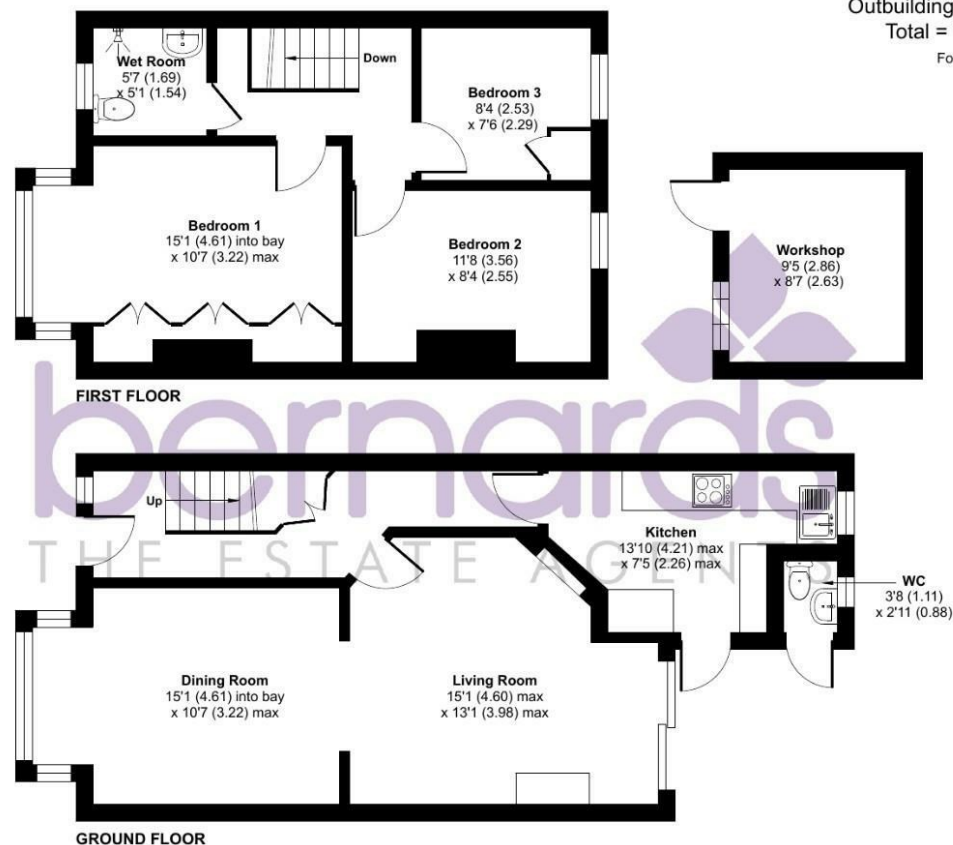


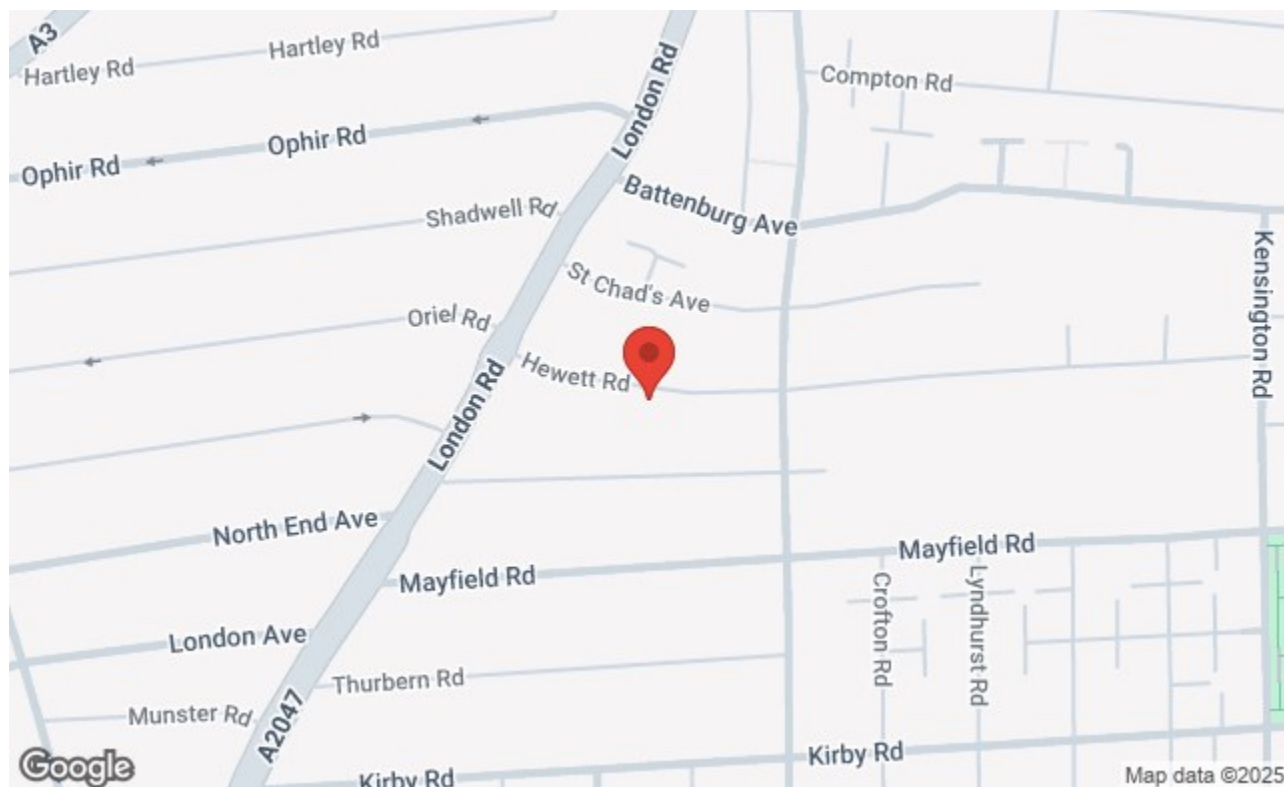


## Hewett Road, Portsmouth, PO2

Approximate Area = 942 sq ft / 87.5 sq m  
Outbuildings = 90 sq ft / 8.3 sq m  
Total = 1032 sq ft / 95.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1364444.



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



By Auction £210,000

Hewett Road, Portsmouth PO2 0QP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ KITCHEN TO REAR
- ❖ UPSTAIRS WET ROOM
- ❖ SOUTH FACING GARDEN
- ❖ GREAT POTENTIAL
- ❖ FAMILY HOME
- ❖ SECURE SALE
- ❖ T&C's APPLY

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

This terraced house in Hewett Road presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this home is ideally situated just a stone's throw from Mayfield School, making it perfect for those with children.

Upon entering, you are welcomed into a spacious open-plan lounge and dining area, which provides a warm and inviting space for family gatherings and entertaining guests. The layout allows for a seamless flow between the two areas, enhancing the sense of space and light throughout the ground floor.

At the rear of the property, you will find a kitchen that offers ample potential for extension and modernisation. This presents a wonderful opportunity for the new owners to create a bespoke culinary space tailored to their tastes and needs.

The south-facing garden is a delightful feature, providing a sun-soaked retreat for outdoor relaxation and play. It is an ideal setting for summer barbecues or simply enjoying the sunshine with family and friends.

This property is brimming with potential, allowing you to put your own personal stamp on it and transform it into your dream home. With its prime location, spacious living areas, and the promise of future enhancements, this three-bedroom family home is not to be missed.

Call today to arrange a viewing  
02392 728090  
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# PROPERTY INFORMATION

**LIVING ROOM**  
15'1" x 13'0" (4.60 x 3.98)

**DINING ROOM**  
15'1" x 10'6" (4.61 x 3.22)

**KITCHEN**  
13'9" x 7'4" (4.21 x 2.26)

**BEDROOM ONE**  
15'1" x 10'6" (4.61 x 3.22)

**BEDROOM TWO**  
11'8" x 8'4" (3.56 x 2.55)

**BEDROOM THREE**  
8'3" x 7'6" (2.53 x 2.29)

**WET ROOM**  
5'6" x 5'0" (1.69 x 1.54)

**OUTSIDE WC**  
3'7" x 2'10" (1.11 x 0.88)

**WORKSHOP**  
9'4" x 8'7" (2.86 x 2.63)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,938.59

## AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The

Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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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