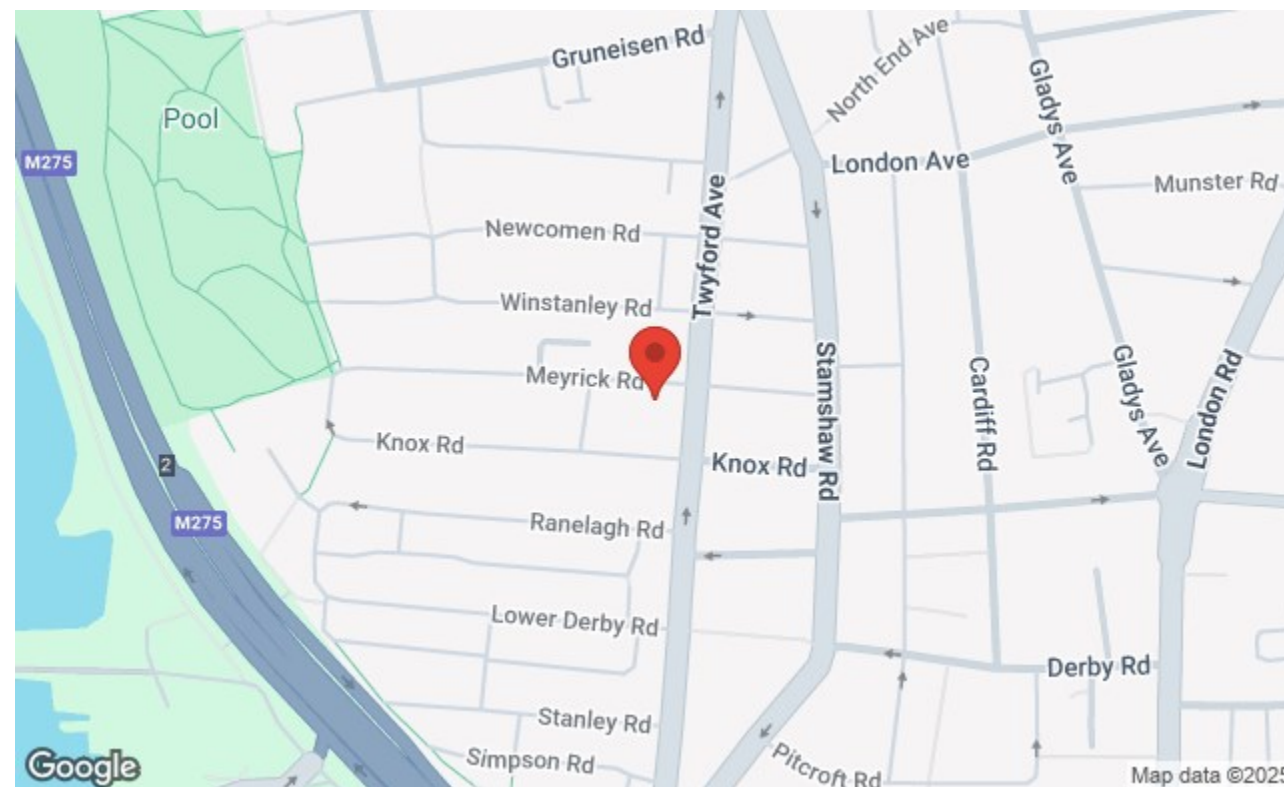


## Meyrick Road, Portsmouth, PO2

Approximate Area = 1358 sq ft / 126.1 sq m  
 Limited Use Area(s) = 229 sq ft / 21.2 sq m  
 Total = 1587 sq ft / 147.3 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). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1377162



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



Offers In Excess Of £315,000

Meyrick Road, Portsmouth PO2 8JW

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## HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ FOUR BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ TWO ENSUITES
- ❖ TWO WALK-IN WARDROBES
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ UTILITY & PANTRY
- ❖ SOUTH FACING GARDEN
- ❖ VERY WELL PRESENTED

Nestled in Meyrick Road, this beautifully presented end-terrace house offers a perfect blend of modern living and comfort. With four generously sized bedrooms, this property is ideal for families or those seeking extra space. The house boasts three well-appointed bathrooms, including a family bathroom and two en-suites, ensuring convenience for all residents.

The heart of the home is undoubtedly the modern open-plan kitchen and dining area, which provides an inviting space for both cooking and entertaining. The kitchen is designed with contemporary fittings, making it a

joy to prepare meals while enjoying the company of family and friends. Adjacent to this, the spacious lounge features a charming fireplace, creating a warm and welcoming atmosphere for relaxation. Outside, the south-facing garden is a delightful retreat, perfect for enjoying sunny days and hosting gatherings.

Overall, this well-presented four-bedroom house on Meyrick Road is a fantastic opportunity for those looking to settle in a vibrant community, with easy access to local amenities and transport links. Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing

02392 728090

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





# PROPERTY INFORMATION

**LOUNGE**  
14'0" x 12'2" (4.28 x 3.72)

**KITCHEN/DINER**  
25'2" x 10'7" (7.68 x 3.23)

**PANTRY**  
6'2" x 4'1" (1.89 x 1.25)

**UTILITY**  
3'8" x 2'7" (1.12 x 0.81)

**BEDROOM ONE**  
19'4" x 9'10" (5.90 x 3)

**ENSUITE**  
7'0" x 6'6" (2.15 x 2)

**BEDROOM TWO**  
11'11" x 10'7" (3.64 x 3.23)

**ENSUITE**  
4'7" x 4'5" (1.42 x 1.35)

**BEDROOM THREE**  
12'7" x 10'7" (3.85 x 3.25)

**BEDROOM FOUR**  
5'9" x 5'5" (1.77 x 1.66)

**BATHROOM**  
5'9" x 5'5" (1.77 x 1.66)

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

**BAND : B** £1,696.27

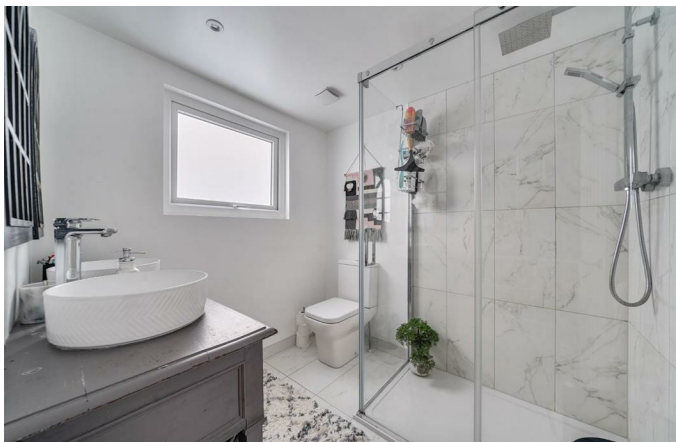
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**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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