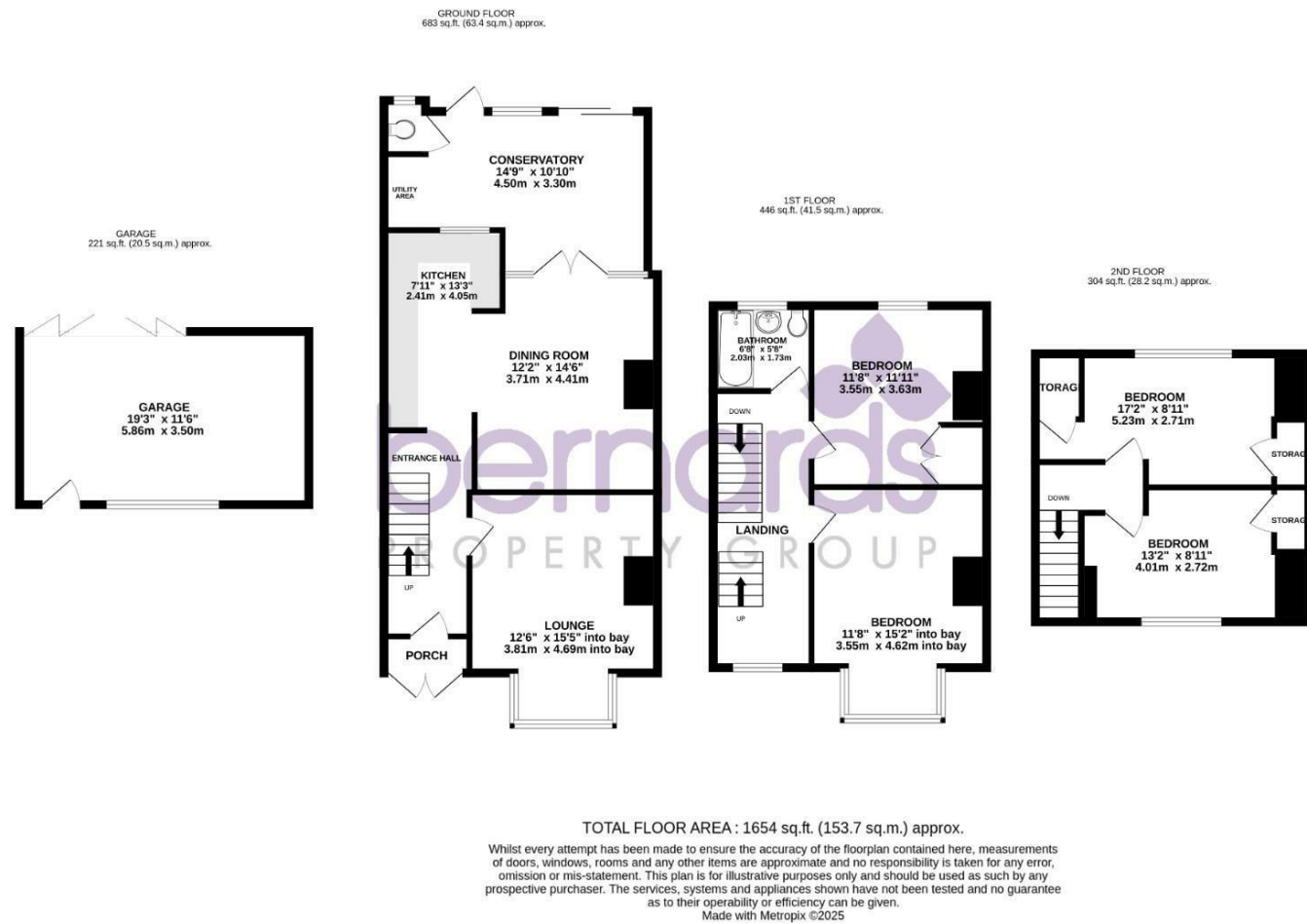


FOR SALE

Offers In The Region Of  
£340,000  
Hartley Road, Portsmouth PO2 9HU

bernards  
THE ESTATE AGENTS



4 1 2

## HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ FOUR BEDROOMS
- ❖ GARAGE TO REAR
- ❖ SEPARATE LOUNGE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ CONSERVATORY
- ❖ UTILITY & WC
- ❖ LOW MAINTENANCE GARDEN
- ❖ SOUGHT AFTER ROAD
- ❖ FAMILY HOME

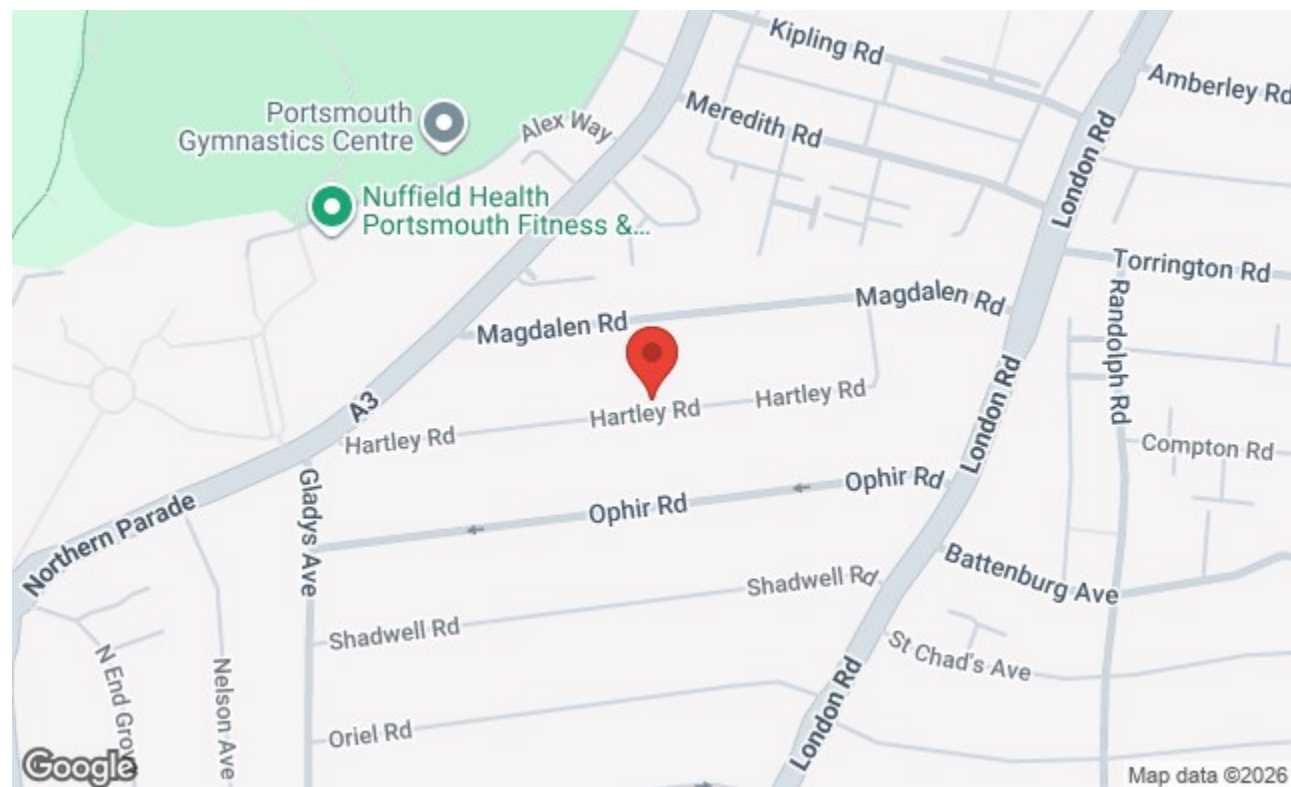
Nestled on Hartley Road in the vibrant city of Portsmouth, this charming four-bedroom house offers a perfect blend of comfort and modern living. The property boasts a well-designed loft conversion, providing additional space that can be utilised as a study, playroom, or guest bedroom, catering to the needs of a growing family.

As you enter, you are greeted by a separate lounge at the front, which creates a warm and inviting atmosphere, ideal for relaxation or entertaining guests. At the rear, the open-plan kitchen diner is a highlight of the home, seamlessly connecting to a delightful conservatory that floods the space with natural light. This area is perfect for family gatherings or casual dining, making it the heart of the

home.

The property also features a garage at the rear, providing convenient parking and additional storage options. The combination of spacious living areas and practical amenities makes this house an excellent choice for families seeking a comfortable and functional living environment.

With its desirable location in Portsmouth, this family home is well-positioned to take advantage of local amenities, schools, and transport links. This property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make this lovely home your own.



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



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





# PROPERTY INFORMATION

**LOUNGE**  
12'5" x 15'4" (3.81 x 4.69)

**DINING ROOM**  
12'2" x 14'5" (3.71 x 4.41)

**KITCHEN**  
7'10" x 13'3" (2.41 x 4.05)

**CONSERVATORY**  
14'9" x 10'9" (4.50 x 3.30)

**BEDROOM ONE**  
11'7" x 15'1" (3.55 x 4.62)

**BEDROOM TWO**  
11'7" x 11'10" (3.55 x 3.63)

**BATHROOM**  
6'7" x 5'8" (2.03 x 1.73)

**BEDROOM THREE**  
17'1" x 8'10" (5.23 x 2.71)

**BEDROOM FOUR**  
13'1" x 8'11" (4.01 x 2.72)

**GARAGE**  
19'2" x 11'5" (5.86 x 3.50)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

## 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.

## 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

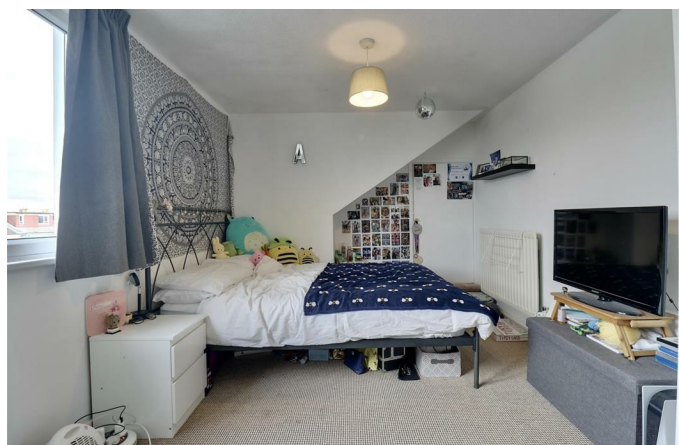
your financial/Mortgage situation.

## 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.

## 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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