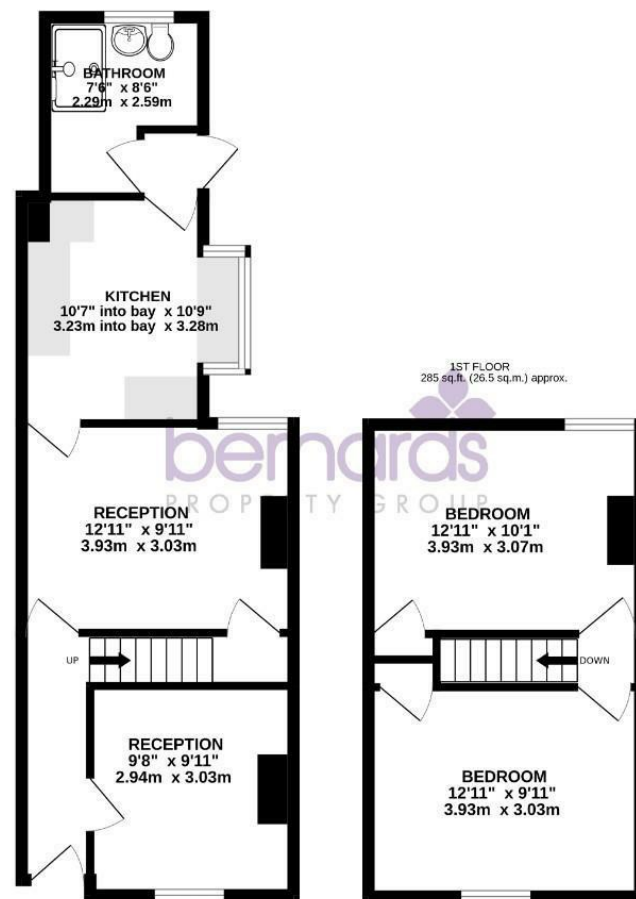


GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Price Guide £225,000

Liverpool Road, Portsmouth PO1 5DZ

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CHAIN FREE
- ❖ END OF TERRACE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ NEW KITCHEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT FIRST TIME PURCHASE
- ❖ IDEAL INVESTMENT
- ❖ SOUTH FACING GARDEN
- ❖ CALL NOW TO VIEW

Nestled on Liverpool Road in the vibrant area of Fratton, Portsmouth, this charming end-of-terrace house presents an excellent opportunity for both first-time buyers and investors alike. With a traditional "2 up, 2 down" layout, the property boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining.

The house features two comfortable bedrooms, perfect for a small family or as guest accommodation.

One of the standout features of this property is the brand new kitchen, which offers a fresh and contemporary

space for culinary enthusiasts. The low maintenance garden at the rear is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening duties.

With no forward chain, this home is ready for immediate occupancy, allowing you to settle in without delay. The location in Fratton is well-connected, providing easy access to local amenities, transport links, and the vibrant culture of Portsmouth.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- ENTRANCE
- LOUNGE  
9'11" x 9'7" (3.03 x 2.94)
- DINING ROOM  
12'10" x 9'11" (3.93 x 3.03)
- KITCHEN  
10'9" x 10'7" (3.28 x 3.23)
- BATHROOM  
8'5" x 7'6" (2.59 x 2.29)

- BEDROOM ONE  
12'10" x 9'11" (3.93 x 3.03)
- BEDROOM TWO  
12'10" x 10'0" (3.93 x 3.07)

**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.

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

**BAND :**  
**REMOVAL QUOTE**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



| 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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