

Guide Price £260,000

London Avenue, Portsmouth PO2
8BW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ UPSTAIRS BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ NEUTRALLY DECORATED
- ❖ PERMIT PARKING
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ NO FORWARD CHAIN

Nestled on London Avenue, this well presented terraced house offers a delightful blend of comfort and modern living. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The upstairs bathroom is conveniently located, providing easy access for all residents.

The heart of the home is undoubtedly the modern kitchen, which is well-equipped and designed for both functionality and style. Either side of the kitchen, you will find two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area.

One of the standout features of this property is the low maintenance south-facing garden. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. The garden's orientation ensures that you can bask in the sun throughout the day, making it a delightful retreat.

Located in a sought-after area of Portsmouth, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in this vibrant city. With its combination of spacious living areas, modern conveniences, and a lovely garden, this terraced house on London Avenue is a wonderful opportunity not to be missed.

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





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PROPERTY INFORMATION

- LOUNGE**
14'2" x 10'8" (4.32 x 3.27)
- KITCHEN**
11'5" x 8'6" (3.49 x 2.60)
- DINING ROOM**
12'5" x 10'4" (3.80 x 3.16)
- BEDROOM ONE**
13'10" x 11'10" (4.23 x 3.63)
- BEDROOM TWO**
11'3" x 8'6" (3.45 x 2.60)
- BEDROOM THREE**
10'3" x 8'9" (3.13 x 2.69)
- BATHROOM**
6'8" x 4'11" (2.04 x 1.52)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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		
69		78
EU Directive 2002/91/EC		
England & Wales		

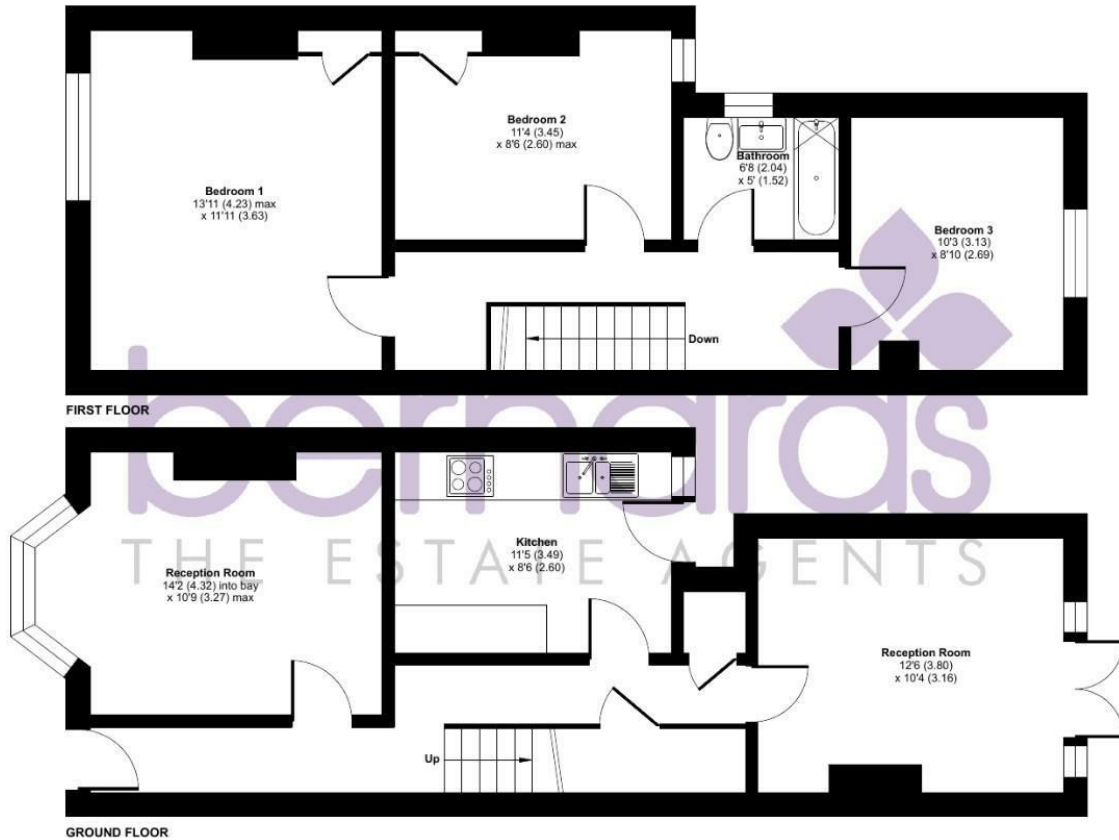




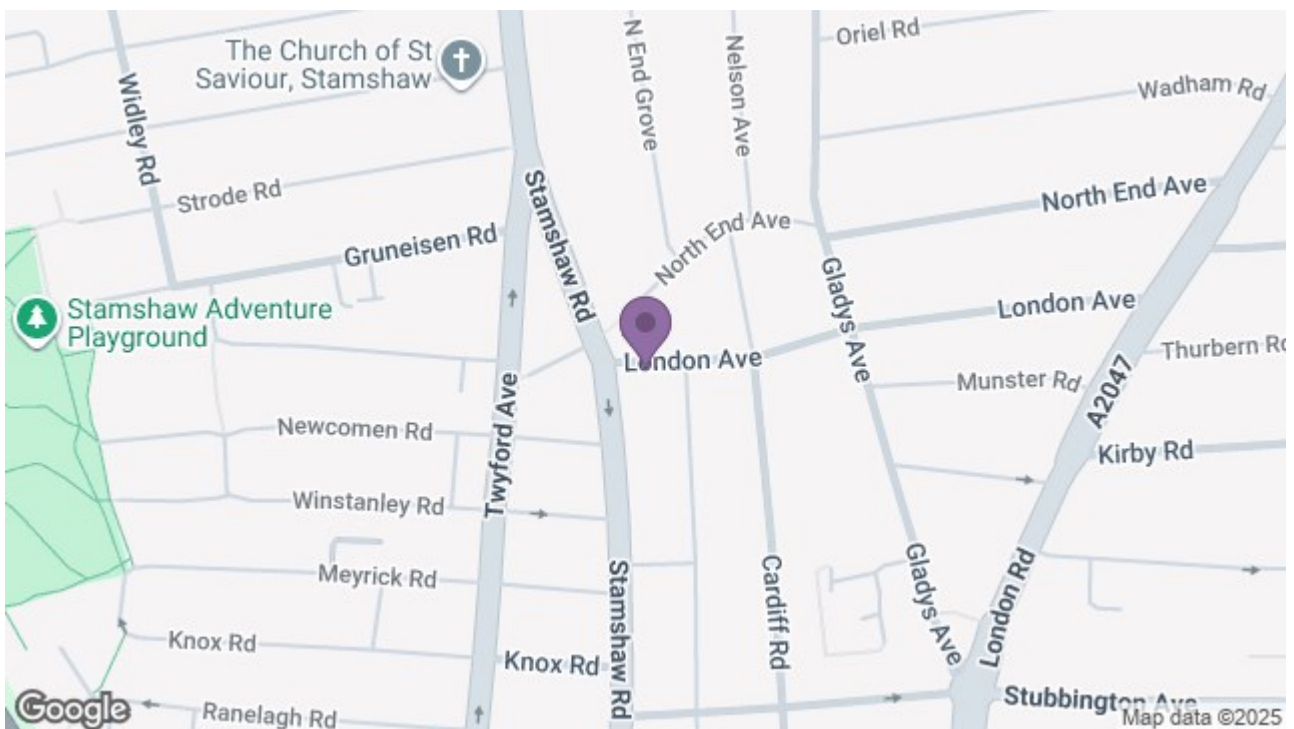
London Avenue, Portsmouth, PO2

Approximate Area = 993 sq ft / 92.2 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1381399



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