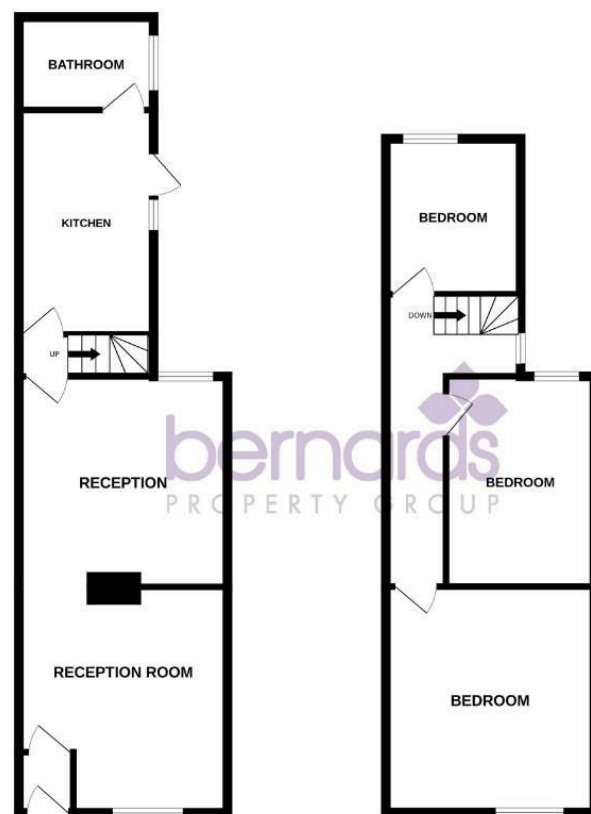
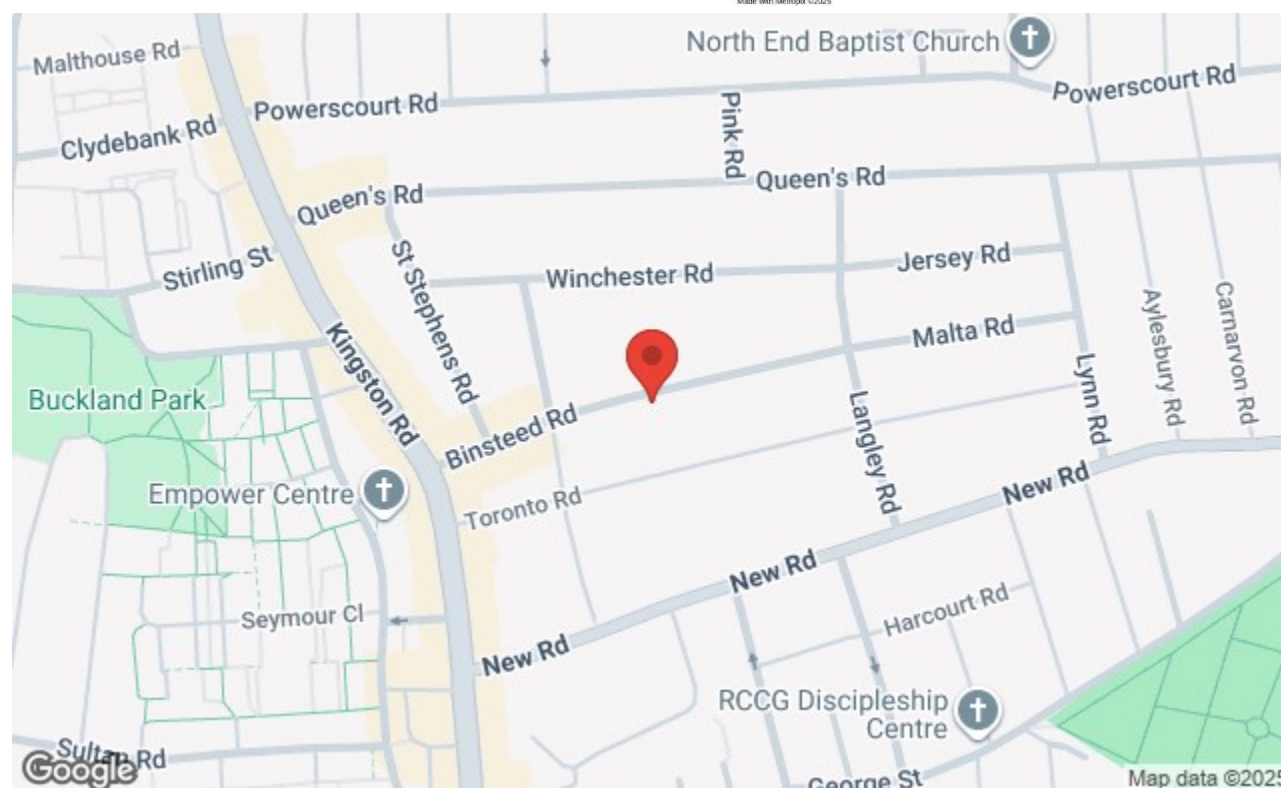


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MemoPro 12/2025



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



FOR SALE

Asking Price £240,000

Binsteed Road, Portsmouth PO2 7PL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ AMTICO FLOORING
- ❖ MODERN FITTED KITCHEN
- ❖ STYLISH BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ DECORATED THROUGHOUT
- ❖ IDEAL FIRST HOME
- ❖ IDEAL INVESTMENT
- ❖ NEARBY LOCAL AMENITIES

Situated in Binsteed Road, this lovely house offers a perfect blend of comfort and modern living. With two spacious reception rooms adorned with stylish Amtico flooring, the home provides an inviting atmosphere for both relaxation and entertaining. The modern fitted kitchen is a delightful space, equipped with contemporary appliances and ample storage.

The property boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The modern downstairs bathroom is both practical and stylish, catering to the needs of a busy household.

Step outside to discover a low maintenance south-facing garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. This outdoor space offers a serene retreat, allowing you to unwind in privacy.

Overall, this property presents an excellent opportunity for those seeking a well-appointed home in a vibrant area. With its appealing features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.

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



PROPERTY INFORMATION

RECEPTION ROOM
13'1" x 10'11" (3.99 x 3.35)

RECEPTION TWO
12'11" x 10'9" (3.96 x 3.28)

KITCHEN
13'5" x 8'2" (4.11 x 2.49)

BATHROOM
GARDEN

BEDROOM ONE
13'1" x 10'9" (4.01 x 3.3)

BEDROOM TWO
11'1" x 10'0" (3.38 x 3.05)

BEDROOM THREE
10'4" x 8'0" (3.15 x 2.46)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

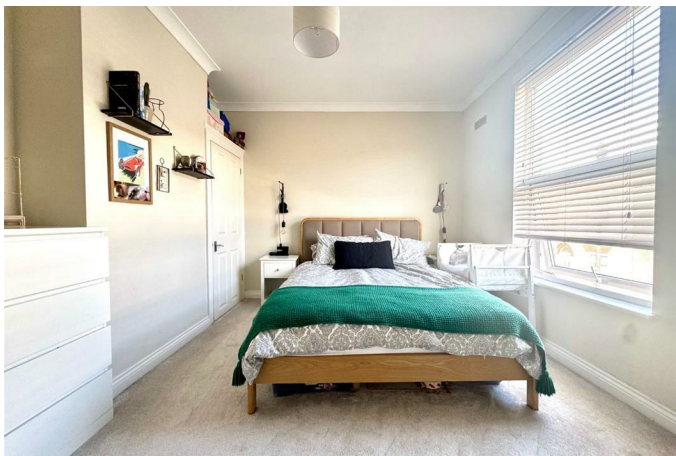
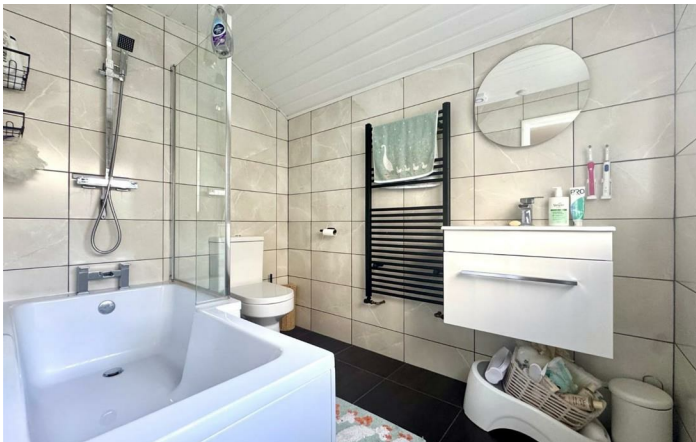
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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		
EU Directive 2002/91/EC		
England & Wales		



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