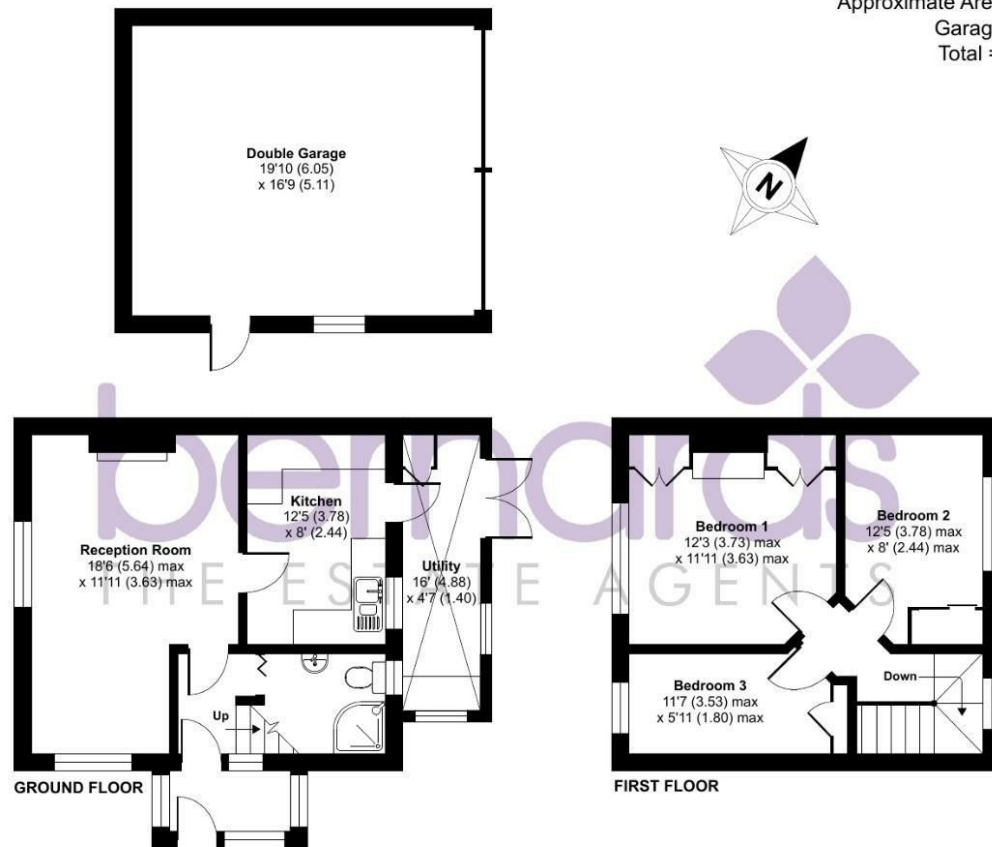
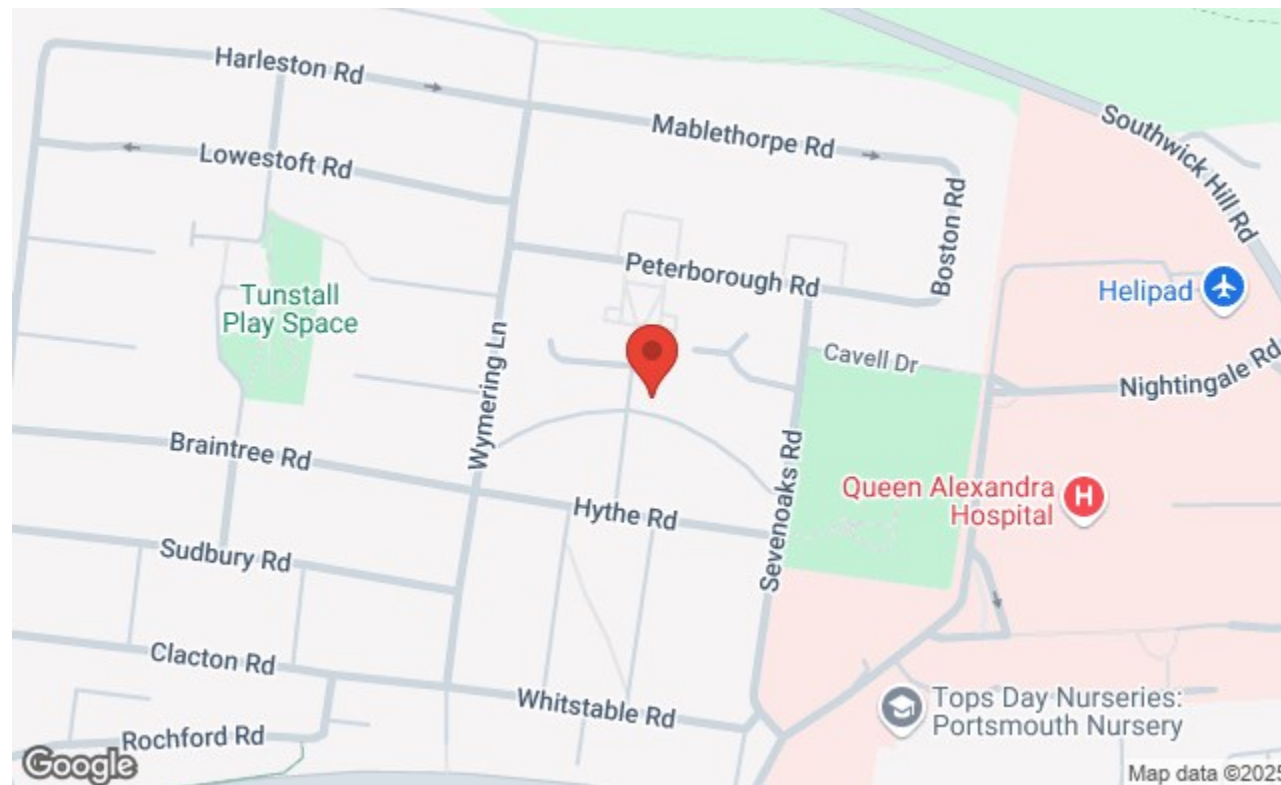


## Maidstone Crescent, Portsmouth, PO6

Approximate Area = 876 sq ft / 81.4 sq m  
Garage = 333 sq ft / 30.9 sq m  
Total = 1209 sq ft / 112.3 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: 1242133



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Offers In Excess Of £325,000

Maidstone Crescent, Portsmouth PO6 3JZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ PARKING FOR MULTIPLE CARS
- ❖ GARAGE
- ❖ CLOSE QA HOSPITAL
- ❖ ENCLOSED GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ NOT TO BE MISSED
- ❖ GREAT INVESTMENT OPPORTUNITY

Nestled in the desirable Maidstone Crescent of Portsmouth, this charming three-bedroom semi-detached house presents an excellent opportunity for first-time buyers or those seeking a promising investment. The property boasts a spacious reception room, perfect for entertaining guests or enjoying family time.

The three well-proportioned bedrooms provide ample space for relaxation and rest, while the conveniently located downstairs shower room adds to the practicality of the home. The substantial off-road parking is a notable feature, accommodating up to four vehicles, which is a rare find in

this area.

Situated in close proximity to the Queen Alexandra Hospital, this property is ideal for healthcare professionals or anyone who values easy access to medical facilities. The surrounding neighbourhood offers a blend of convenience and community, making it a wonderful place to call home.

With its appealing features and prime location, this house is not just a residence but a potential investment that promises both comfort and value. Do not miss the chance to view this delightful property and envision the possibilities it holds for you.

Call today to arrange a viewing

02392 728 091

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



# PROPERTY INFORMATION

## ENTRANCE HALL

**LOUNGE**  
18'6" x 11'10" (5.64 x 3.63)

**KITCHEN**  
12'4" x 8'0" (3.78 x 2.44)

## SHOWER ROOM

**UTILITY ROOM**  
4.88 x 1.40 (1.22m.26.82m x 0.30m.12.19m)

## LANDING

**BEDROOM 1**  
12'2" x 11'10" (3.73 x 3.63)

**BEDROOM 2**  
12'4" x 8'0" (3.78 x 2.44)

**BEDROOM 3**  
11'6" x 5'10" (3.53 x 1.80)

**GARAGE**  
19'10" x 16'9" (6.05 x 5.11)

## PARKING

## GARDEN

## 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

## BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## SOLICITOR/ 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 conveyancer 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.

**COUNCIL TAX BAND B**  
£1614



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	67	
(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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