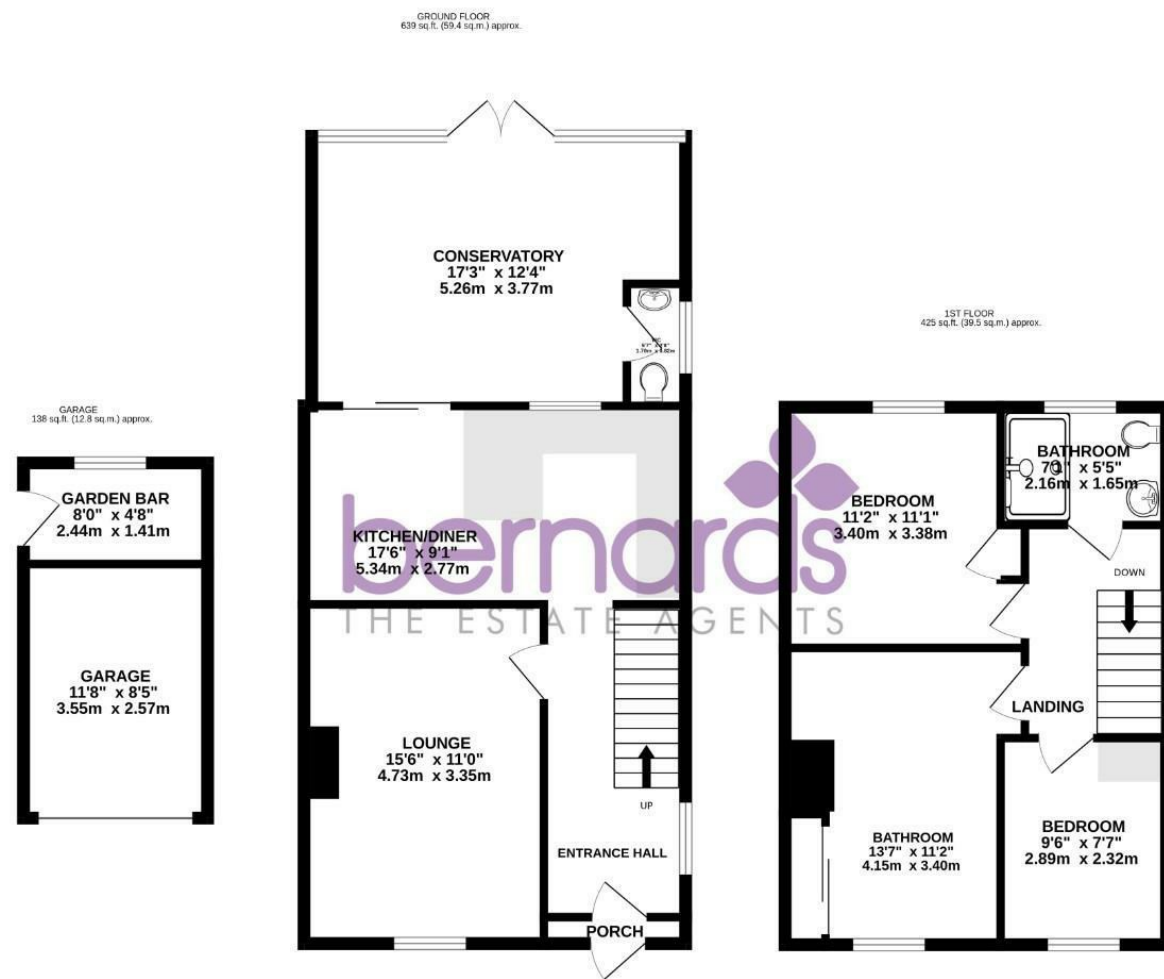




Asking Price £375,000

Nutbourne Road, Portsmouth PO6 1NP

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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 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.  
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## HIGHLIGHTS

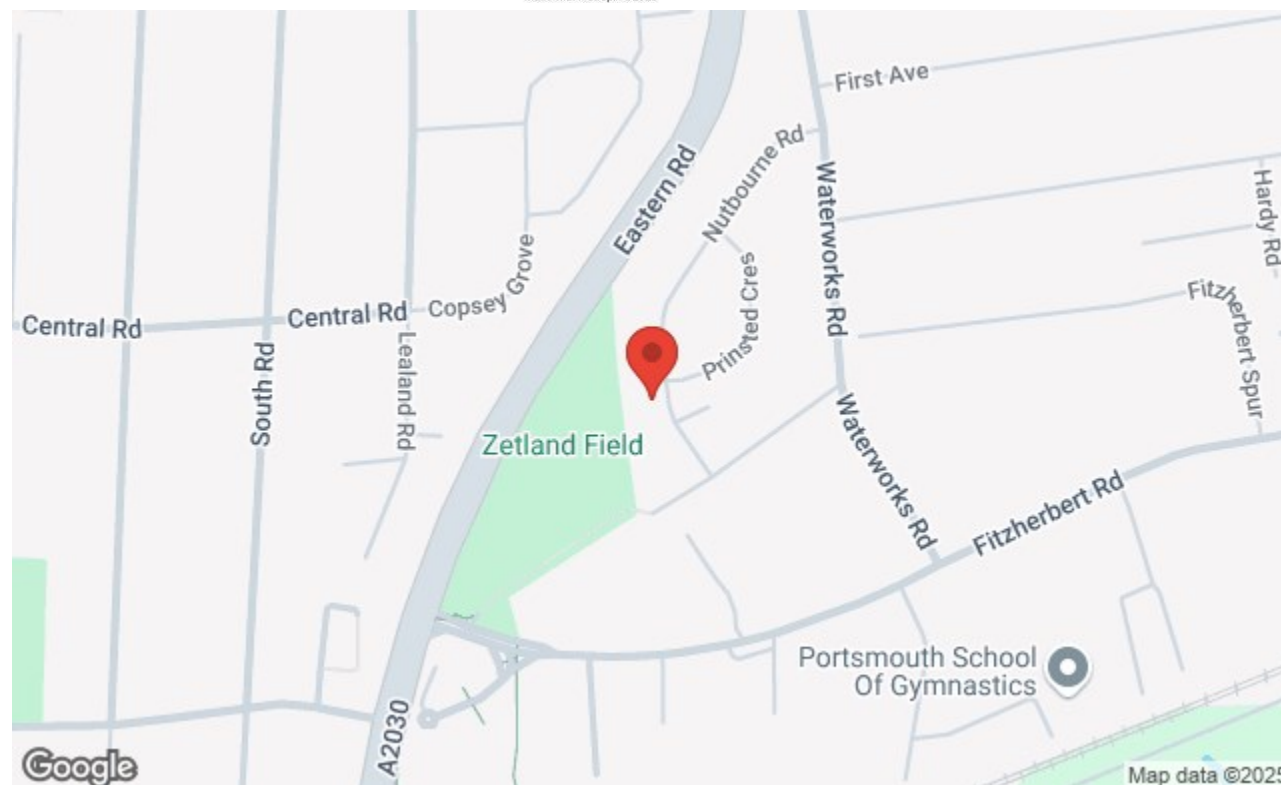
- ❖ THREE BEDROOM
- ❖ SEMI DETACHED
- ❖ DETACHED GARAGE
- ❖ KITCHEN/DINER
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS W.C.
- ❖ SHOWER ROOM
- ❖ FARLINGTON LOCATION
- ❖ A MUST VIEW
- ❖ POTENTIAL FOR OFF ROAD PARKING (stpc)

Nestled in the sought-after area of Farlington, Portsmouth, this charming three-bedroom semi-detached house on Nutbourne Road presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, perfect for comfortable living.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The three well-proportioned bedrooms offer ample space for relaxation and personalisation, making it an ideal setting for family life. The property also features a conservatory, which provides a delightful space to enjoy the garden views and natural light, perfect for entertaining or simply unwinding after a long day.

In addition to the living space, the house includes a garage, providing convenient storage or parking options. Additionally, the shared driveway with off-road parking for one vehicle has potential to extend to accommodate additional vehicles and so ensures convenience and ease of access. The location is particularly appealing, as it is close to local shops and bus routes, ensuring that all your daily needs are easily met.

This property is a must-view for anyone seeking a comfortable home in a popular area. With its blend of practicality and charm, it is sure to attract interest. Don't miss the chance to make this lovely house your new home.



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



Call today to arrange a viewing  
02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

15'6" x 10'11" (4.73 x 3.35)

KITCHEN/DINER

17'6" x 9'1" (5.34 x 2.77)

CONSERVATORY

17'3" x 12'4" (5.26 x 3.77)

W.C.

LANDING

BEDROOM 1

13'7" x 11'1" (4.15 x 3.40)

BEDROOM 2

11'1" x 11'1" (3.40 x 3.38)

BEDROOM 3

9'5" x 7'7" (2.89 x 2.32)

SHOWER ROOM

7'1" x 5'4" (2.16 x 1.65)

GARDEN

GARAGE

11'7" x 8'5" (3.55 x 2.57)

GARDEN BAR

8'0" x 4'7" (2.44 x 1.41)

COUNCIL TAX BAND C

£1845

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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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