

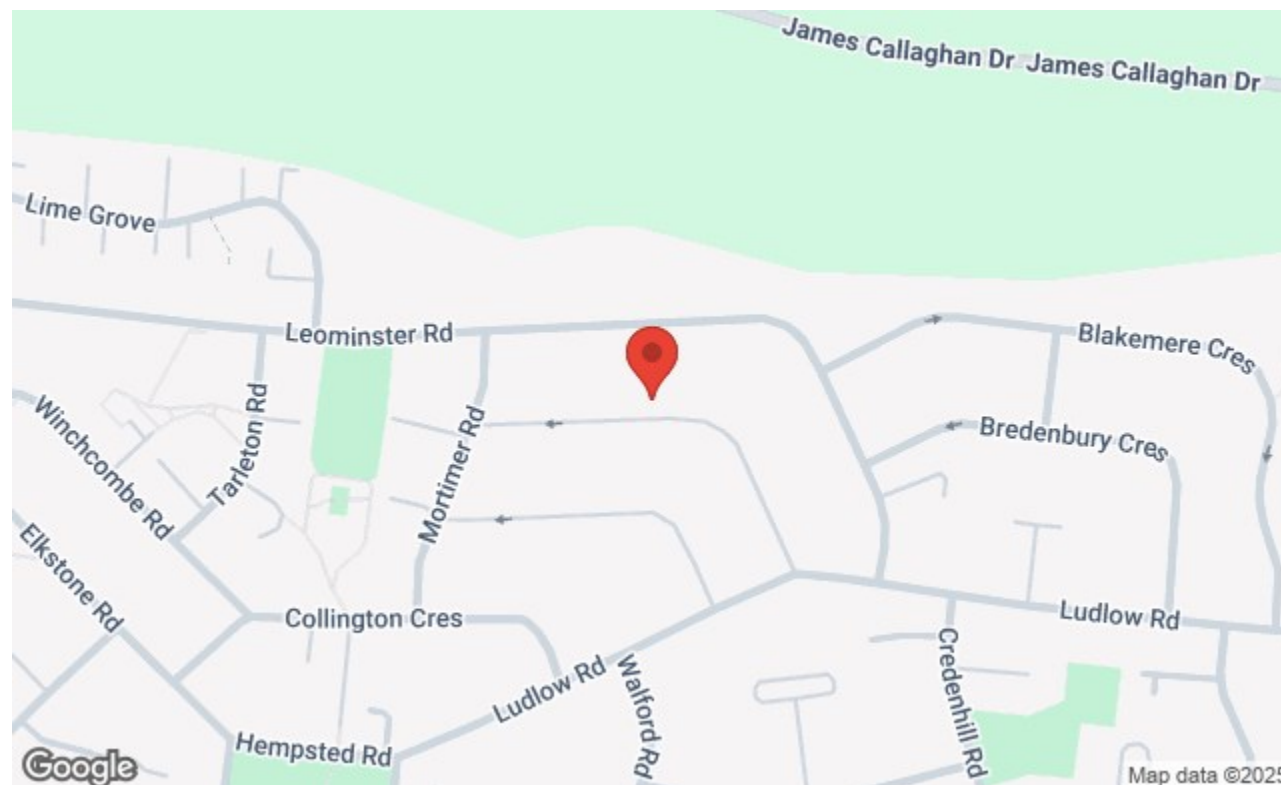
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Asking Price £200,000

Dormington Road, Portsmouth PO6 4BU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ MID TERRACE
- ❖ LOUNGE
- ❖ KITCHEN / DINER
- ❖ MODERN SHOWER ROOM
- ❖ IN NEED OF MODERNISING
- ❖ CLOSE TO HOSPITAL
- ❖ GOOD SIZE REAR GARDEN
- ❖ NON - STANDARD CONSTRUCTION

Situated on Dormington Road, Paulsgrove, this mid-terrace house presents an excellent opportunity for first-time buyers and investors alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable family home or a promising rental investment.

Upon entering, you will find a separate lounge that offers a welcoming space for relaxation and entertainment. The kitchen/diner is a practical area, ideal for family meals and social gatherings. The modern shower room adds a touch of contemporary convenience, ensuring that daily routines are both efficient and enjoyable.

One of the standout features of this property is the large garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. The property is in need of modernising,

allowing you to put your personal stamp on it and create a home that reflects your style and preferences.

Situated close to the hospital, this location is not only convenient for healthcare access but also offers a range of local amenities and transport links, making it an attractive choice for those who value accessibility. With no forward chain, this property is ready for you to move in and start your journey.

In summary, this three-bedroom mid-terrace house on Dormington Road is a fantastic opportunity for anyone looking to invest in a property with great potential. Whether you are a first-time buyer or an astute investor, this home offers the perfect blend of space, location, and opportunity.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE

13'10" x 12'1" (4.24 x 3.70)

KITCHEN / DINER

20'11" x 8'6" (6.40 x 2.61)

LANDING

BEDROOM ONE

13'5" x 12'1" (4.11 x 3.70)

BEDROOM TWO

13'8" x 8'7" (4.17 x 2.64)

BEDROOM THREE

9'0" x 8'9" (2.76 x 2.68)

BATHROOM

7'1" x 5'5" (2.18 x 1.67)

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