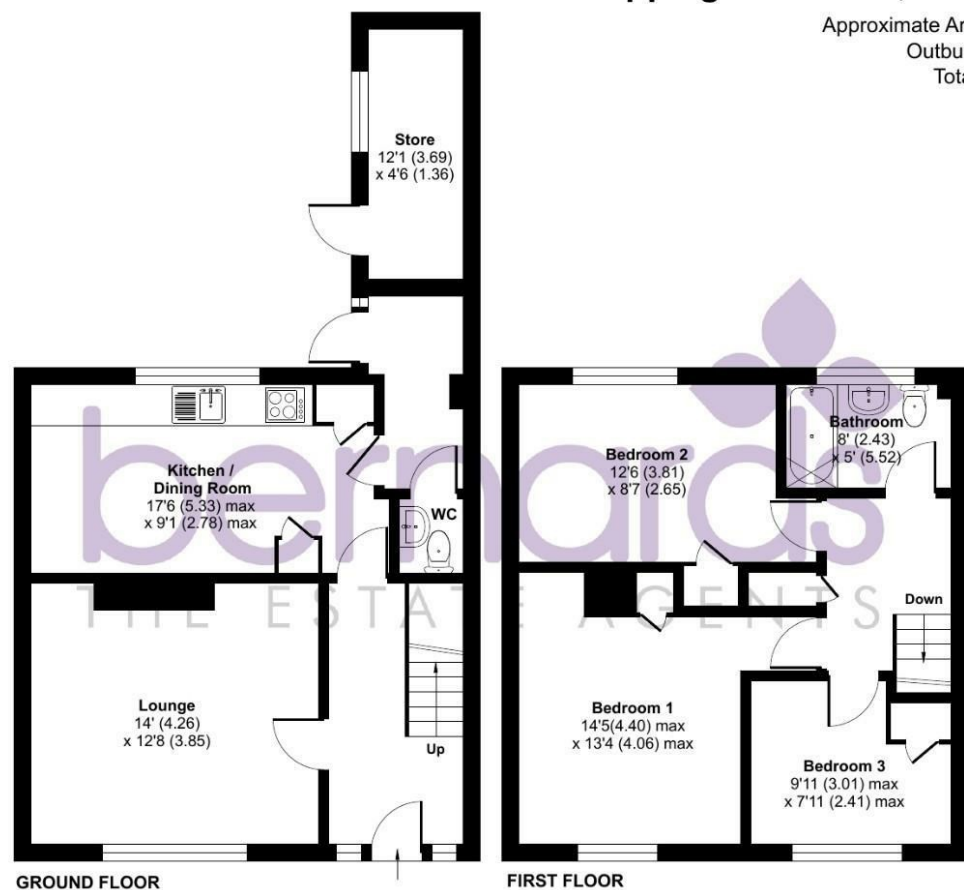




Whippingham Close, Portsmouth, PO6

Approximate Area = 952 sq ft / 88.4 sq m
Outbuilding = 56 sq ft / 5.2 sq m
Total = 1008 sq ft / 93.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1354895



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



Offers In Excess Of £280,000

Whippingham Close, Portsmouth PO6 3NR

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ DOWNSTAIRS W.C
- ❖ FRONT AND REAR GARDENS
- ❖ CLOSE TO QA HOSPITAL
- ❖ GREAT FIRST TIME BUY
- ❖ MUST BE SEEN

Nestled in the tranquil cul-de-sac of Whippingham Close, Portsmouth, this charming end-terrace house presents an excellent opportunity for first-time buyers. With no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, while the convenient downstairs W.C. adds to the practicality of the home. Additionally, the upstairs bathroom ensures that all your needs are met with ease.

Situated in close proximity to the Queen Alexandra Hospital, this location is ideal for those who may work in the healthcare sector or require easy access to medical facilities. The peaceful surroundings of the cul-de-sac offer a sense of community, making it a delightful place to call home.

This end-terrace house is not only a great first-time buy but also a wonderful opportunity to invest in a property that combines comfort, convenience, and a welcoming atmosphere. Don't miss your chance to make this lovely house your new home.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

13'11" x 12'7" (4.26 x 3.85)

KITCHEN/DINING ROOM

17'5" x 9'1" (5.33 x 2.78)

W.C.

LANDING

BEDROOM 1

14'5" x 13'3" (4.40 x 4.06)

BEDROOM 2

12'5" x 8'8" (3.81 x 2.65)

BEDROOM 3

9'10" x 7'10" (3.01 x 2.41)

BATHROOM

7'11" x 18'1" (2.43 x 5.52)

EXTERNAL STORE ROOM

12'1" x 4'5" (3.69 x 1.36)

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

£1696



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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