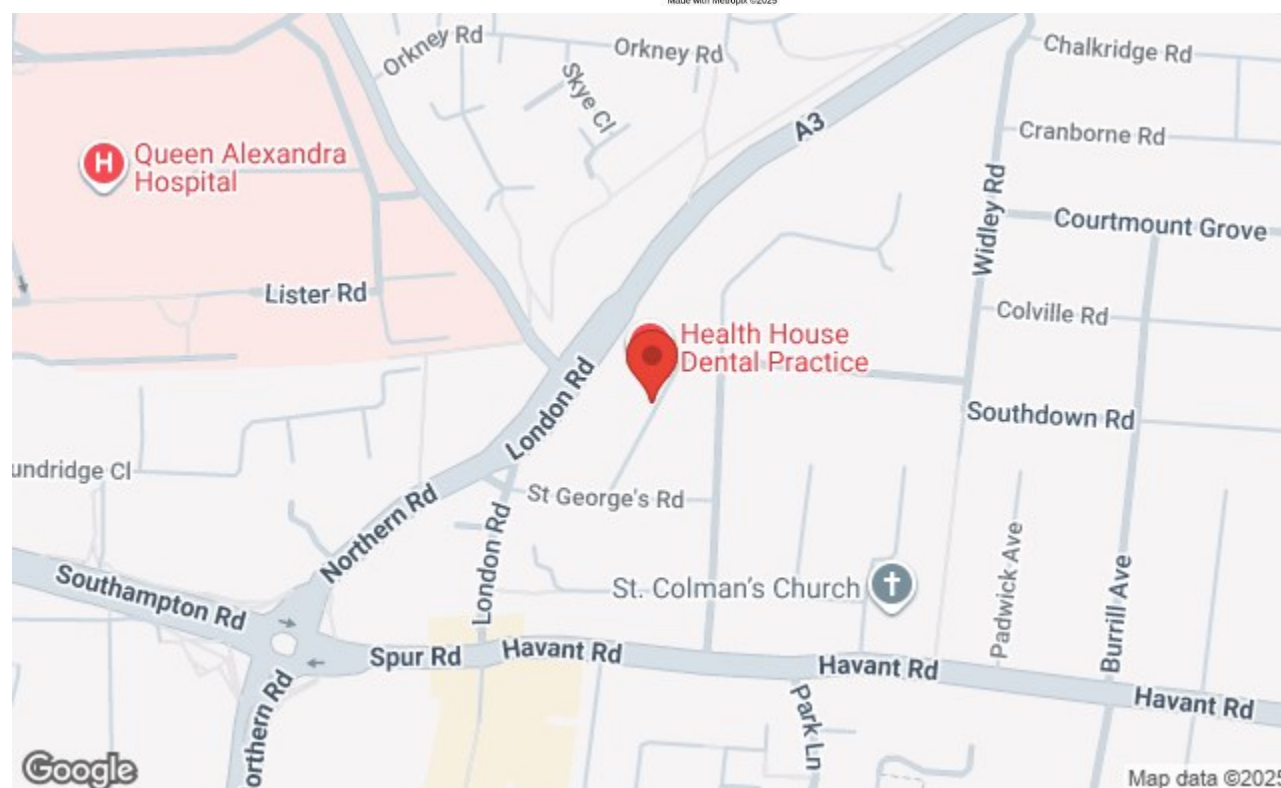


TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

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



FOR SALE

Asking Price £400,000

St. Johns Road, Portsmouth PO6 2DP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ SOUGHT AFTER LOCATION
- ❖ OPPORTUNITY TO MODERNISE
- ❖ GOOD SIZE PLOT
- ❖ DETACHED
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ TWO RECEPTION ROOMS
- ❖ ONE NOT TO BE MISSED

We are acting in the sale of the above property and have received an offer of £390,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

Nestled on St. Johns Road in the charming area of Cosham, Portsmouth, this delightful house presents an exciting opportunity for those seeking a renovation project. Boasting three well-proportioned bedrooms, one of which features an en-suite bathroom, this property is perfect for families or those looking for extra space.

The house offers two inviting reception rooms, providing ample room for relaxation and entertaining guests. The layout is both practical and versatile, allowing for a variety of living arrangements to suit your needs. Additionally, the property includes two bathrooms, ensuring

convenience for all occupants.

For those with vehicles, the property benefits from a garage and off-road parking, a valuable asset in this sought-after location. With no onward chain, you can look forward to a smooth transition into your new home.

This property is a blank canvas, ready for your personal touch and vision. Whether you are a first-time buyer or an experienced renovator, this house on St. Johns Road is brimming with potential and awaits your creative ideas to transform it into your dream home. Don't miss out on this fantastic opportunity to invest in a property with great promise in a lovely neighbourhood.

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



PROPERTY INFORMATION

LOUNGE
15'10" x 15'3" (4.85 x 4.65)

DINING ROOM
14'10" x 12'1" (4.54 x 3.70)

KITCHEN
14'8" x 9'4" (4.49 x 2.87)

BEDROOM
14'10" x 11'0" (4.54 x 3.36)

UTILITY ROOM
14'7" x 8'5" (4.47 x 2.59)

LEAN TO
14'11" x 10'0" (4.55 x 3.07)

GARAGE
17'1" x 9'1" (5.21 x 2.77)

BEDROOM
13'7" x 10'10" (4.15 x 3.32)

BEDROOM
14'4" x 13'7" (4.39 x 4.15)

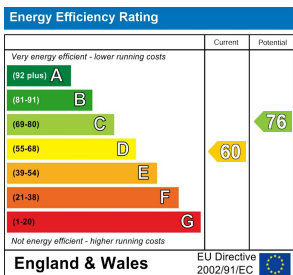
EN-SUITE
6'5" x 5'8" (1.96 x 1.75)

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.



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