



Fifth Street, Portsmouth, PO1

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale



Offers In Excess Of £260,000

Fifth Street, Portsmouth PO1 5NA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- LARGE LOW MAINTENANCE GARDEN
- UPSTAIRS SHOWER ROOM
- DOWNSTAIRS WC
- PERMIT PARKING AVAILABLE
- READY TO MOVE IN
- NO FORWARD CHAIN

Situated on Fifth Street, this beautifully presented three-bedroom home offers stylish, contemporary living with spacious accommodation throughout. Thoughtfully maintained and finished to a high standard, the property provides a warm and welcoming atmosphere, ready for its next owners to move straight in and enjoy.

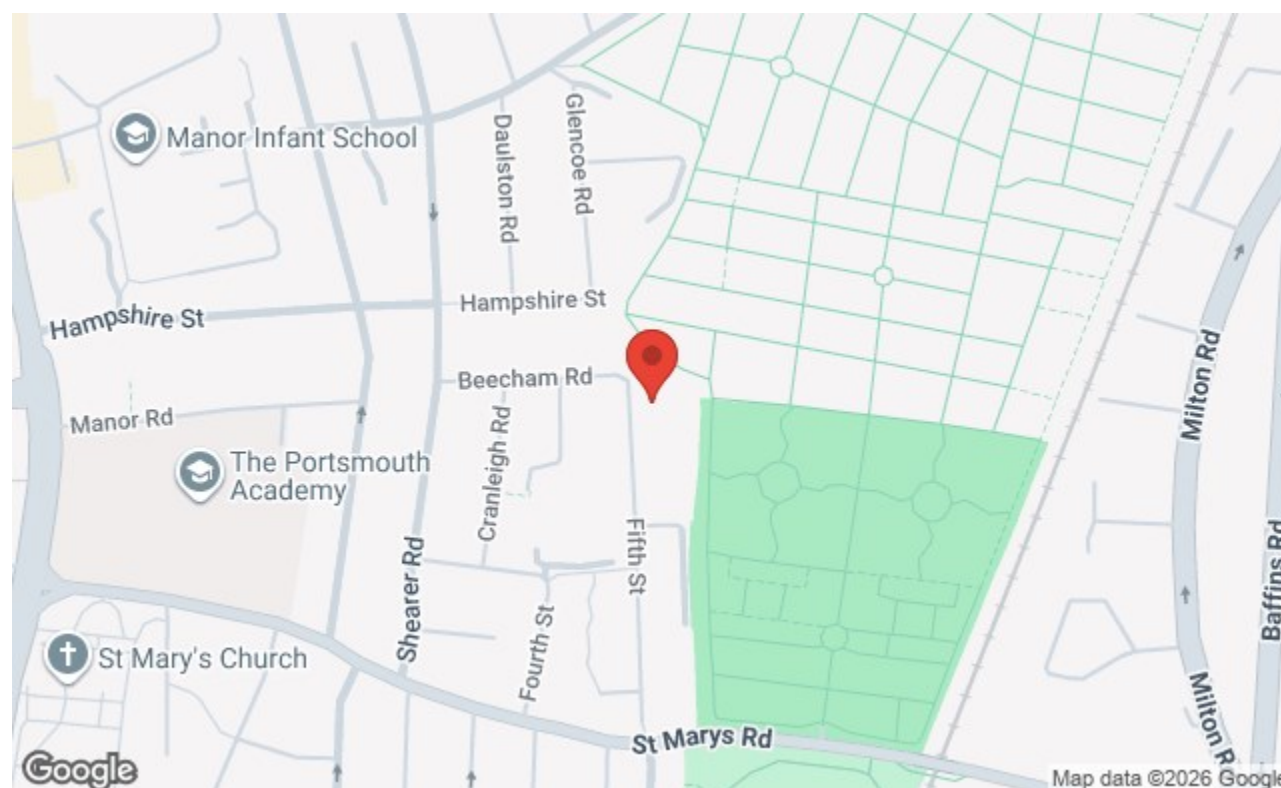
Upon entering, you are greeted by a bright and spacious open-plan lounge and dining room, creating an ideal space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with ample storage and worktop space, making it perfect for everyday family life.

Upstairs, the property features three generous double bedrooms, offering versatile accommodation for families, professionals, or those in need of a guest room or home office. A contemporary shower room serves the first floor, while a convenient downstairs WC adds

practicality to the home's well-designed layout.

To the rear, the generous enclosed garden provides an excellent outdoor space for entertaining, gardening, or children to play, offering plenty of room to enjoy throughout the seasons.

Ideally located, the property is within easy reach of local amenities, well-regarded schools, and excellent transport links. Residents' permit parking is also available, providing added convenience. Combining modern interiors, generous living space, and a desirable Portsmouth location, this fantastic home is an excellent opportunity for a wide range of buyers.



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/DINER
24'11" x 13'2" (7.61 x 4.02)

KITCHEN
11'8" x 9'3" (3.58 x 2.82)

BEDROOM ONE
13'4" x 11'3" (4.08 x 3.45)

BEDROOM TWO
10'8" x 10'3" (3.27 x 3.14)

BEDROOM THREE
9'7" x 9'2" (2.94 x 2.81)

SHOWER ROOM
8'3" x 5'10" (2.54 x 1.80)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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 conveyance 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.

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



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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