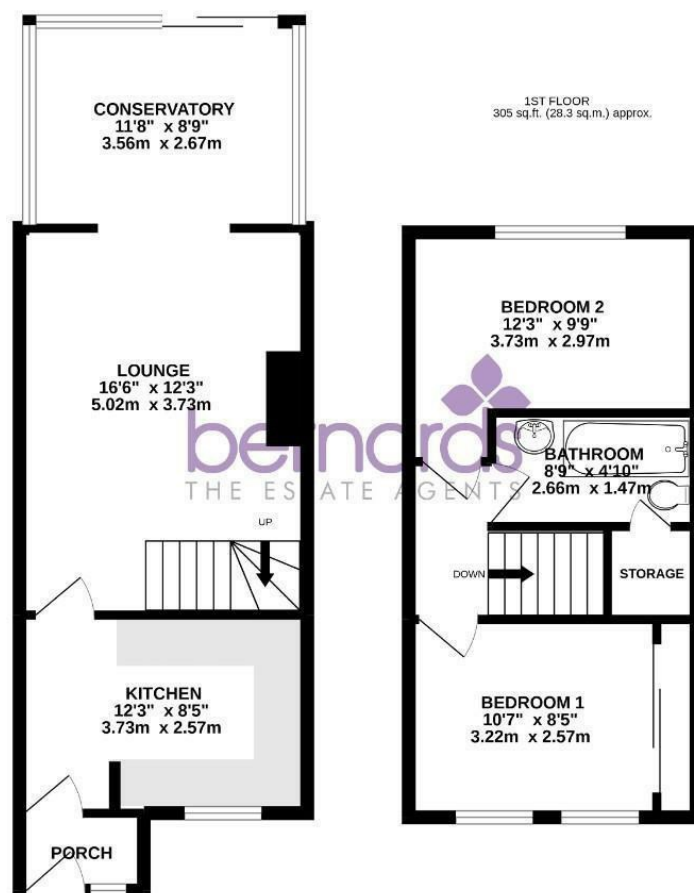


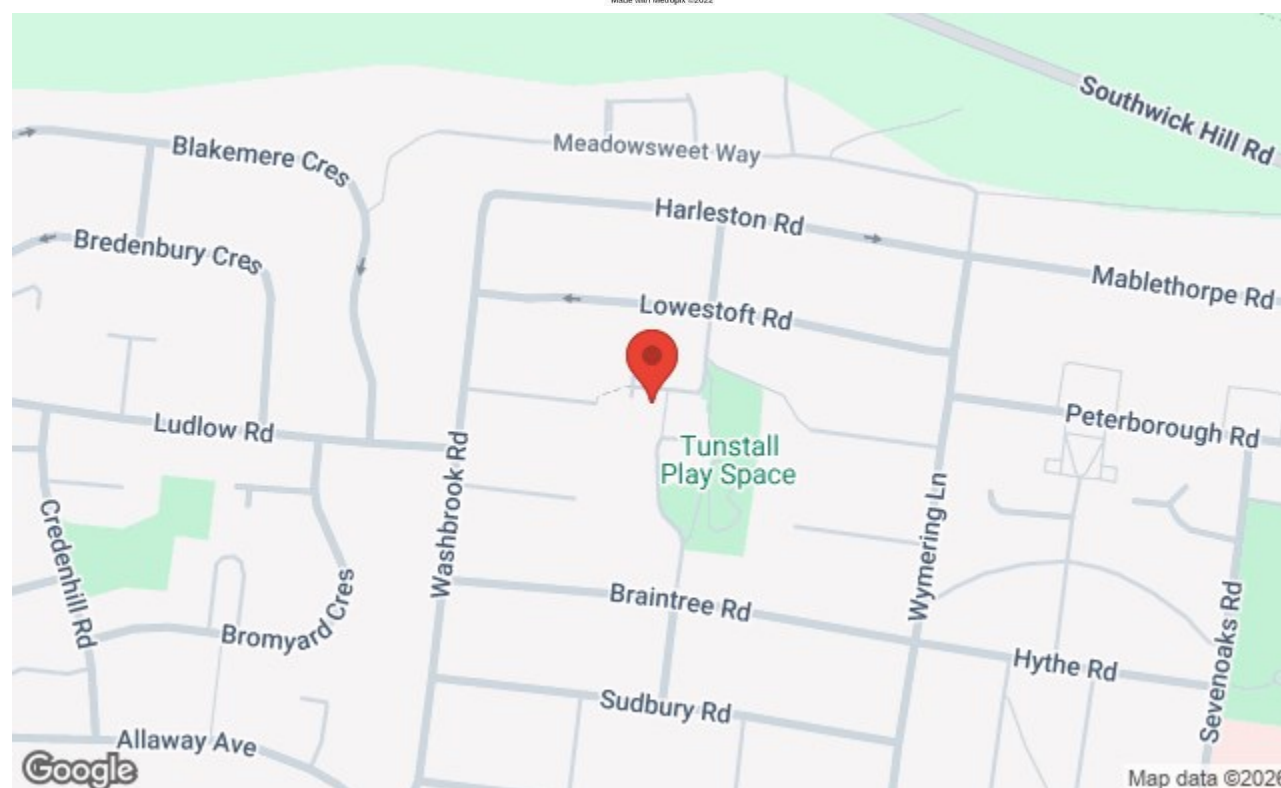
GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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 £260,000

Walsingham Close, Portsmouth PO6 3RW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ NO FORWARD CHAIN
- ❖ SOUTH FACING REAR GARDEN
- ❖ 16FT LOUNGE
- ❖ CONSERVATORY
- ❖ MODERN KITCHEN
- ❖ CLOSE TO QA HOSPITAL
- ❖ GREAT STARTER HOME
- ❖ ALLOCATED PARKING
- ❖ MID-TERRACE

Nestled in the charming Walsingham Close, Portsmouth, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Spanning an inviting 722 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a guest room.

Upon entering, you are welcomed by two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and stylish finishes, ensuring that cooking is a pleasure. The family bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this home is the lovely conservatory, which invites natural light and offers a serene space to unwind or enjoy your morning coffee. The south-facing garden is

a true gem, providing a sun-drenched outdoor area perfect for gardening, barbecues, or simply soaking up the sun.

Additionally, the property benefits from allocated parking for one vehicle, a valuable asset in this desirable location. The house is presented in good decorative order, allowing you to move in with ease and make it your own.

With its convenient location in Portsmouth, this property is well-placed for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This charming home is not to be missed, offering a wonderful opportunity for comfortable living in a sought-after area.

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



PROPERTY INFORMATION

PORCH

KITCHEN

12'2" x 8'5" (3.73 x 2.57)

LOUNGE

16'5" x 12'2" (5.02 x 3.73)

CONSERVATORY

11'8" x 8'9" (3.56 x 2.67)

BATHROOM

8'8" x 4'9" (2.66 x 1.47)

BEDROOM ONE

10'6" x 8'5" (3.22 x 2.57)

BEDROOM TWO

12'2" x 9'8" (3.73 x 2.97)

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

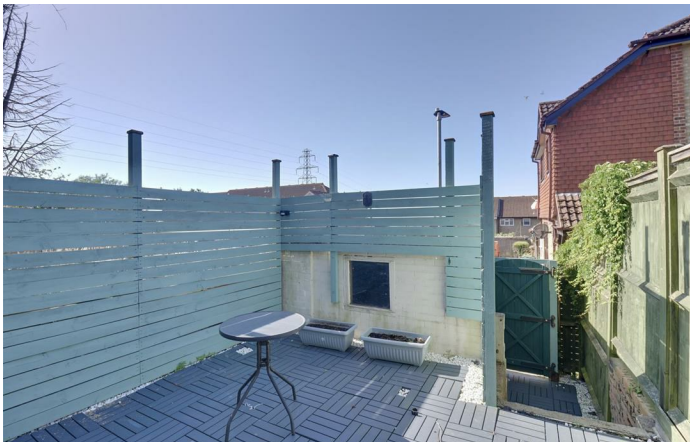
If you are considering making an offer for this or any other property we are marketing, please make

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.

FREE/LEASE Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		70
(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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