

Guide Price £240,000

Binstead Road, Portsmouth PO2 7PH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ THREE PIECE BATHROOM
- ❖ FITTED KITCHEN TO REAR
- ❖ SOUTH FACING GARDEN
- ❖ NO FORWARD CHAIN
- ❖ PERMIT PARKING AVAILABLE
- ❖ ADD YOUR OWN STAMP
- ❖ IDEAL FIRST HOME
- ❖ POTENTIAL INVESTMENT

Situated on Binstead Road, this three-bedroom mid-terraced house is offered with no forward chain, allowing for a smoother and quicker purchase.

Upon entering, the property provides two generously sized reception rooms, offering versatile living and entertaining space. Whether used as separate lounge and dining areas or adapted to suit your lifestyle, these rooms create a welcoming and comfortable environment.

To the rear of the property is a modern, well-appointed kitchen, providing a

practical and stylish space for everyday cooking and dining. The ground floor also benefits from a three-piece family bathroom, conveniently located for residents and guests alike.

Upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for families, first-time buyers or those looking for additional space.

Ideally suited to first-time buyers, families and investors, this well-positioned Portsmouth home presents an excellent opportunity to acquire a spacious and conveniently located property.

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02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE

8'11" x 10'8" (2.74 x 3.27)

DINING ROOM

11'11" x 10'6" (3.65 x 3.22)

BATHROOM

4'11" x 7'2" (1.50 x 2.20)

KITCHEN

7'10" x 11'8" (2.41 x 3.57)

BEDROOM ONE

11'11" x 10'8" (3.65 x 3.27)

BEDROOM TWO

8'11" x 10'6" (2.74 x 3.22)

BEDROOM THREE

7'10" x 7'2" (2.41 x 2.20)

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		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

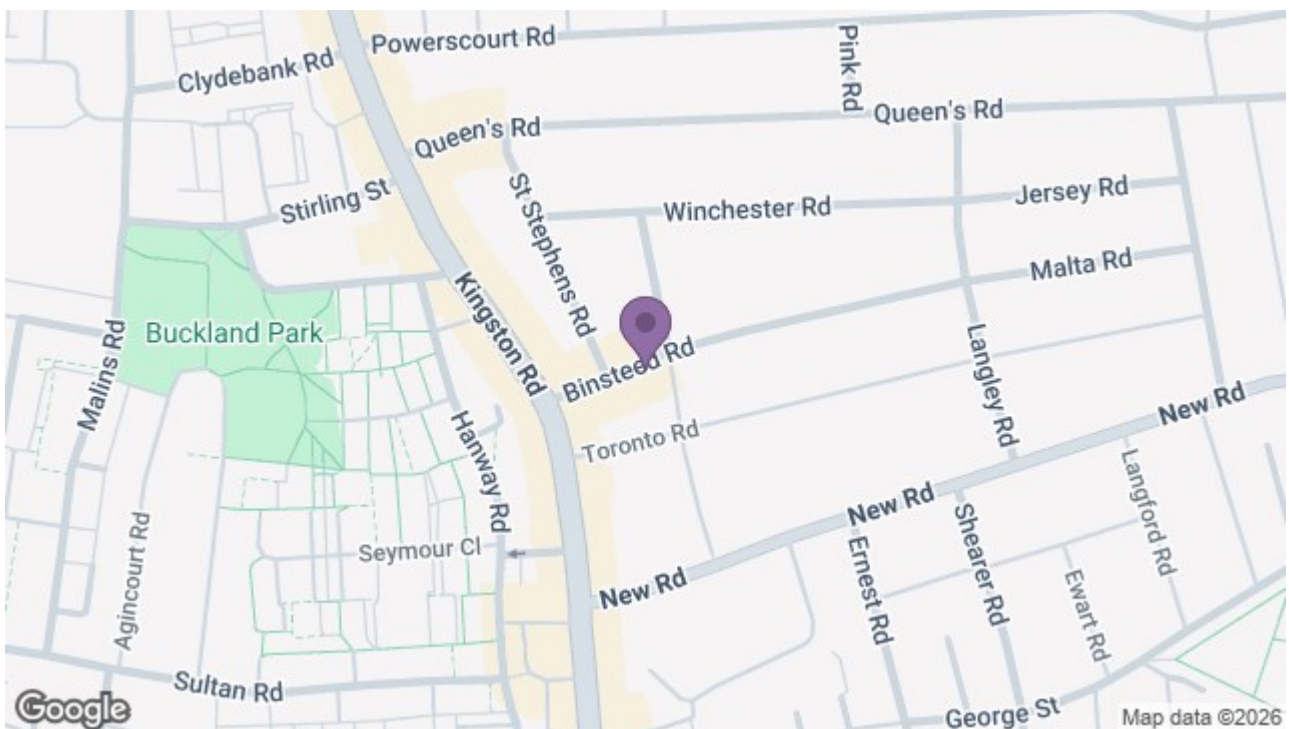


FIRST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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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