

Guide Price £245,000

Ranelagh Road, Portsmouth PO2  
8HA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ DOUBLE GARAGE
- ◆ THREE BEDROOMS
- ◆ OPEN PLAN LIVING
- ◆ UPSTAIRS BATHROOM
- ◆ DOWNSTAIRS TOILET
- ◆ GALLEY KITCHEN
- ◆ LEAN TO
- ◆ SOUTH FACING GARDEN
- ◆ ADD YOUR OWN STAMP
- ◆ NO FORWARD CHAIN

Situated on Ranelagh Road, this three-bedroom terraced home offers an exciting opportunity for buyers looking to create a home tailored to their own style and requirements.

The property features a spacious open-plan living and dining area, providing a versatile space for everyday living and entertaining, alongside a separate galley kitchen with scope for modernisation. To the rear, a south-facing garden offers the perfect setting for relaxing, gardening, or enjoying outdoor dining throughout the year.

A rare benefit for this location is the double garage, providing valuable off-road parking, additional storage, or potential workshop space.

Requiring refurbishment throughout, this property presents an excellent opportunity for first-time buyers, investors, or those seeking a rewarding renovation project. With plenty of potential to add value, it offers the chance to transform the house into a fantastic family home.

Ideally located close to local amenities, well-regarded schools, transport links, and the vibrant waterfront and attractions of Portsmouth, this is a property not to be missed.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## LIVING ROOM

16'10" x 10'5" (5.14 x 3.18)

## DINING ROOM

13'9" x 9'11" (4.21 x 3.04)

## KITCHEN

10'9" x 5'10" (3.29 x 1.78)

## CONSERVATORY

16'8" x 7'2" (5.09 x 2.19)

## DOUBLE GARAGE

15'10" x 15'10" (4.85 x 4.85)

## BEDROOM ONE

13'11" x 10'0" (4.26 x 3.05)

## BEDROOM TWO

13'8" x 9'11" (4.18 x 3.03)

## BEDROOM THREE

12'2" x 6'0" (3.71 x 1.85)

## BATHROOM

6'0" x 6'0" (1.84 x 1.84)

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B

## 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

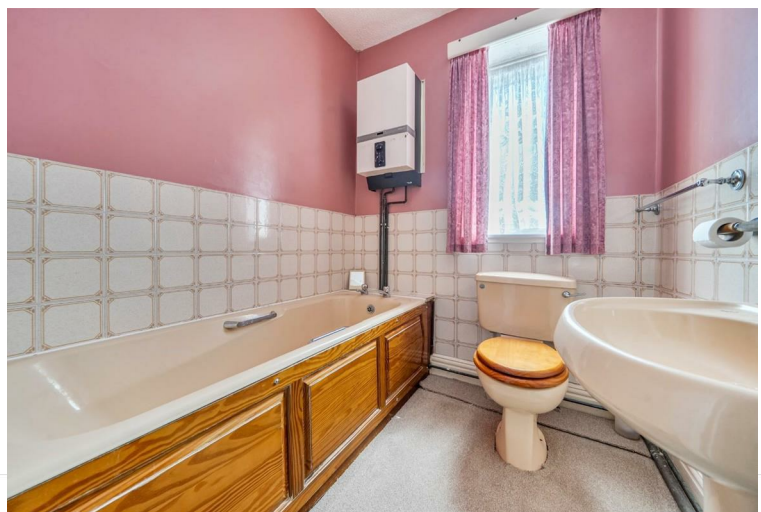
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## 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		78
(55-68)	D		
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



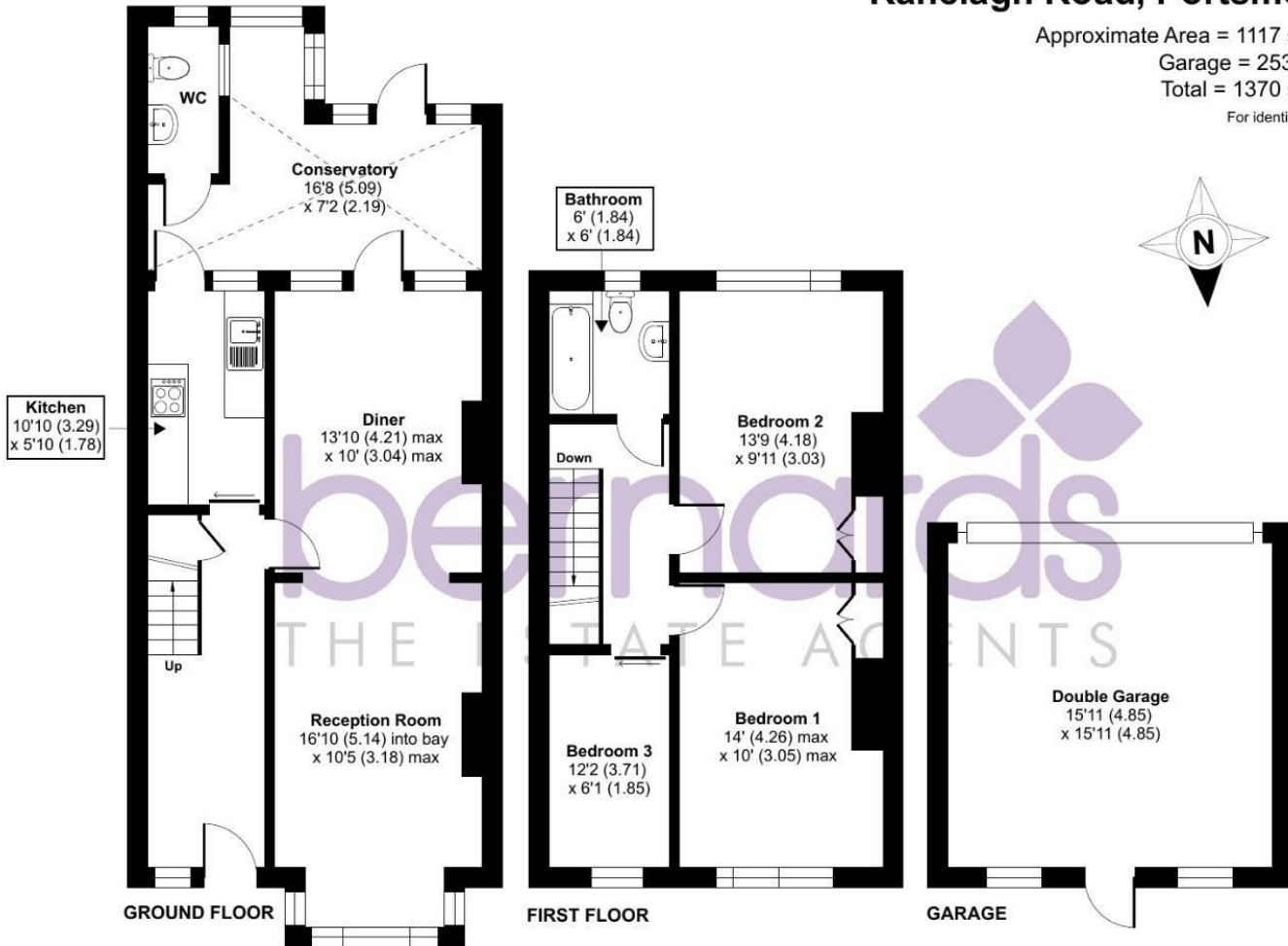
# Ranelagh Road, Portsmouth, PO2

Approximate Area = 1117 sq ft / 103.7 sq m

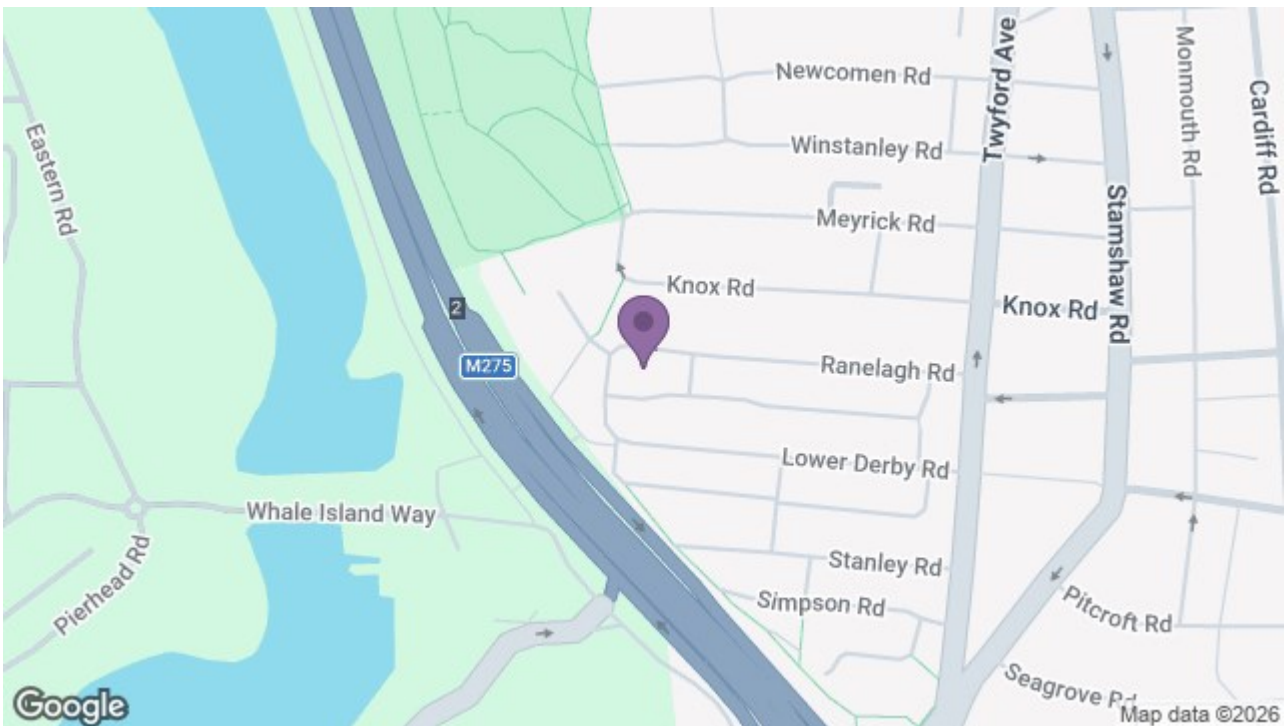
Garage = 253 sq ft / 23.5 sq m

Total = 1370 sq ft / 127.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1481467



129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

