

Asking Price £240,000

Jervis Road, Portsmouth PO2 8PT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ COSY LOUNGE
- ❖ BAY WINDOW
- ❖ LOW MAINTENANCE GARDEN
- ❖ GOOD TRANSPORT LINKS
- ❖ PERMIT PARKING
- ❖ NO FORWARD CHAIN
- ❖ IDEAL FIRST TIME HOME

Situated on Jervis Road, this mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The upstairs bathroom provides practicality, ensuring that morning routines run smoothly.

Upon entering, you are greeted by a front aspect lounge featuring a lovely bay window, which fills the room with natural light and creates a warm, inviting atmosphere. The open plan lounge diner is perfect for entertaining guests or enjoying family meals, providing a versatile space that adapts to your lifestyle.

The low maintenance garden at the rear of the

property is a wonderful addition, offering a private outdoor space to relax or enjoy a spot of gardening. A handy shed is also included, providing extra storage for your gardening tools or outdoor equipment.

This property is not only a comfortable home but also benefits from its prime location in Portsmouth, with local amenities, schools, and transport links within easy reach. Whether you are looking to settle down or invest, this charming house on Jervis Road is a fantastic opportunity that should not be missed.

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





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# PROPERTY INFORMATION

## LOUNGE

13'01" x 10'00" into bay  
(3.99m x 3.05m into bay)

## DINING ROOM

12'00" x 13'02" (3.66m x 4.01m)

## KITCHEN

8'09" x 14'01" (2.67m x 4.29m)

## BEDROOM ONE

13'08" x 10'11" (4.17m x 3.33m)

## BEDROOM TWO

11'10" x 10'01" (3.61m x 3.07m)

## BEDROOM THREE

8'11" x 8'01" (2.72m x 2.46m)

## BATHROOM

6'00" x 5'06" (1.83m x 1.68m)

## 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

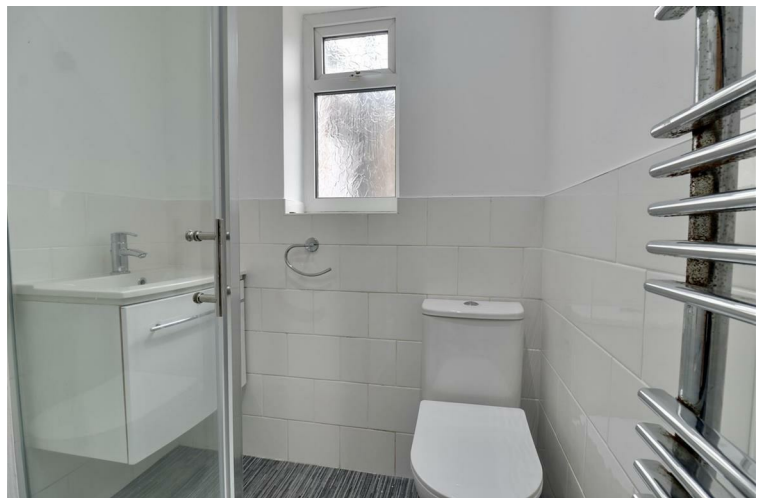
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## 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

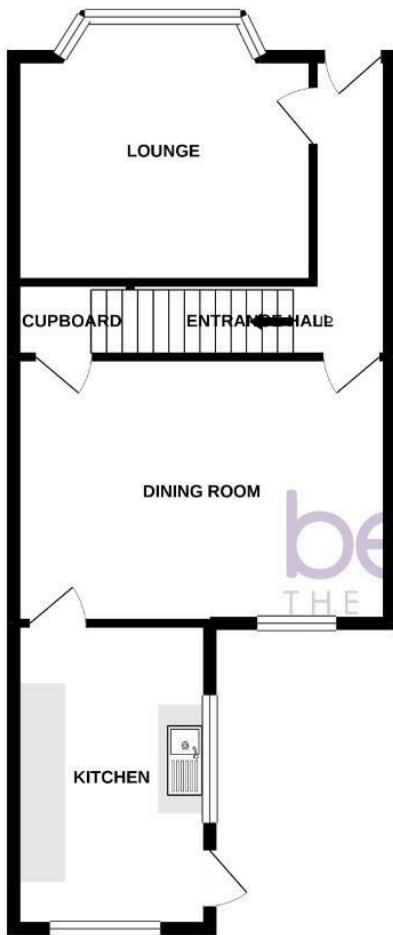


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.

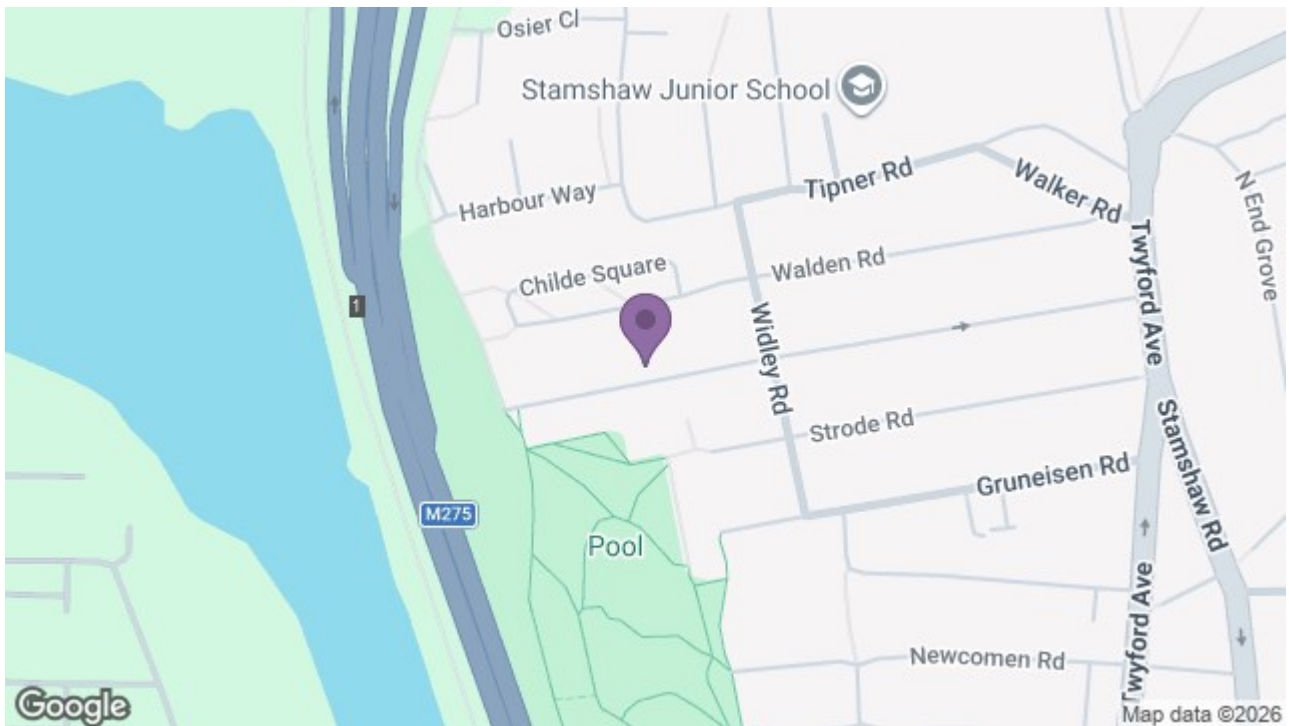
1ST FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1094 sq.ft. (101.7 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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