

Offers In Excess Of £280,000

Cardiff Road, Portsmouth PO2 8BJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ MID TERRACED HOUSE
- ◆ SINGLE BAY & FORECOURT
- ◆ THREE BEDROOMS
- ◆ TWO RECEPTION ROOMS
- ◆ UPSTAIRS SHOWER ROOM
- ◆ MODERN KITCHEN/BREAKFAST ROOM
- ◆ CLOSE TO LOCAL SCHOOLS
- ◆ SHOPS WITHIN WALKING DISTANCE
- ◆ TRANSPORT LINKS NEARBY
- GREAT FIRST TIME PURCHASE

Nestled on Cardiff Road, this charming house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The upstairs bathroom is conveniently located, providing easy access for all residents.

The heart of the home is undoubtedly the modern kitchen, which boasts contemporary fittings and ample storage, making it an ideal space for culinary enthusiasts. Adjacent to the kitchen, you will find two inviting reception rooms. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge for relaxation or a formal dining area for entertaining guests.

The property is situated in a lively neighbourhood, offering a range of local amenities and excellent transport links, ensuring that you are well-connected to the rest of Portsmouth and beyond. This house presents a wonderful opportunity for those looking to settle in a welcoming community while enjoying the comforts of a modern home.

In summary, this property on Cardiff Road is a fantastic choice for anyone seeking a spacious and stylish residence in Portsmouth. With its three bedrooms, modern kitchen, and two reception rooms, it is sure to meet the needs of a variety of buyers or renters. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
02392 728090

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## RECEPTION ROOM

14'8" x 9'10" (4.48 x 3.01)

## DINING ROOM

12'0" x 9'10" (3.66 x 3.00)

## LEAN TO

15'7" x 4'3" (4.77 x 1.32)

## KITCHEN

24'0" x 8'2" (7.32 x 2.50)

## GARDEN

## FIRST FLOOR

## BEDROOM ONE

13'3" x 11'9" (4.04 x 3.60)

## BEDROOM TWO

12'0" x 10'0" (3.67 x 3.05)

## BEDROOM THREE

8'2" x 6'4" (2.51 x 1.95)

## SHOWER ROOM

7'9" x 5'6" (2.37 x 1.70)

## 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.

## 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.

## 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.

## 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



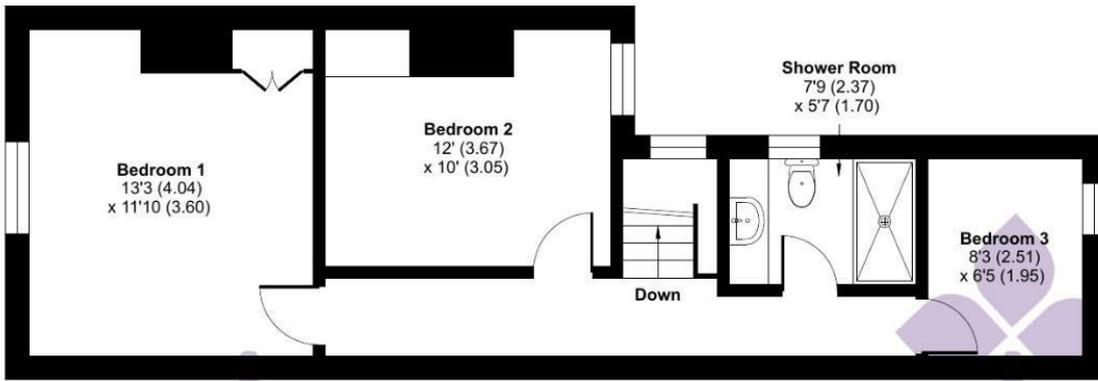
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



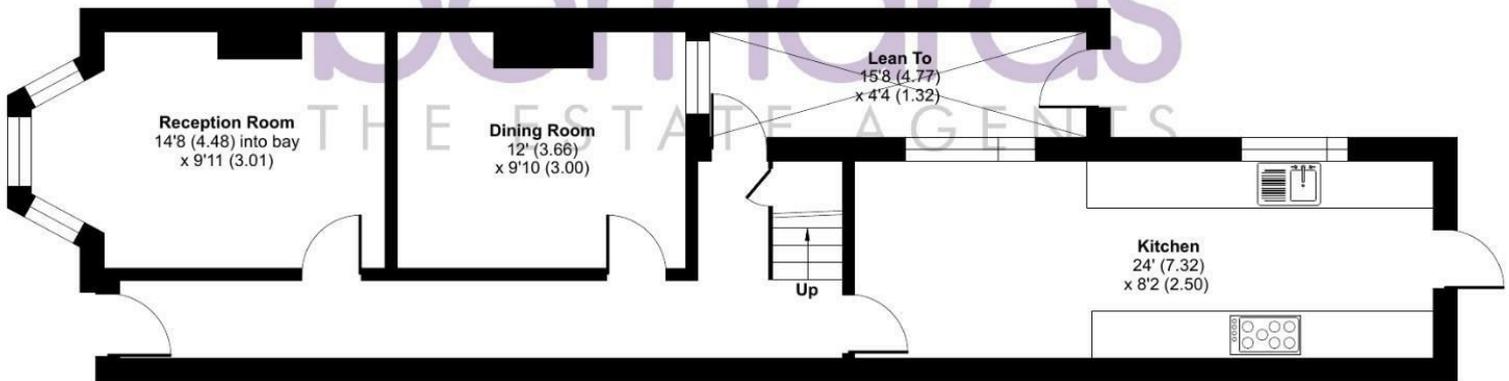
# Cardiff Road, Portsmouth, PO2

Approximate Area = 1091 sq ft / 101.3 sq m

For identification only - Not to scale

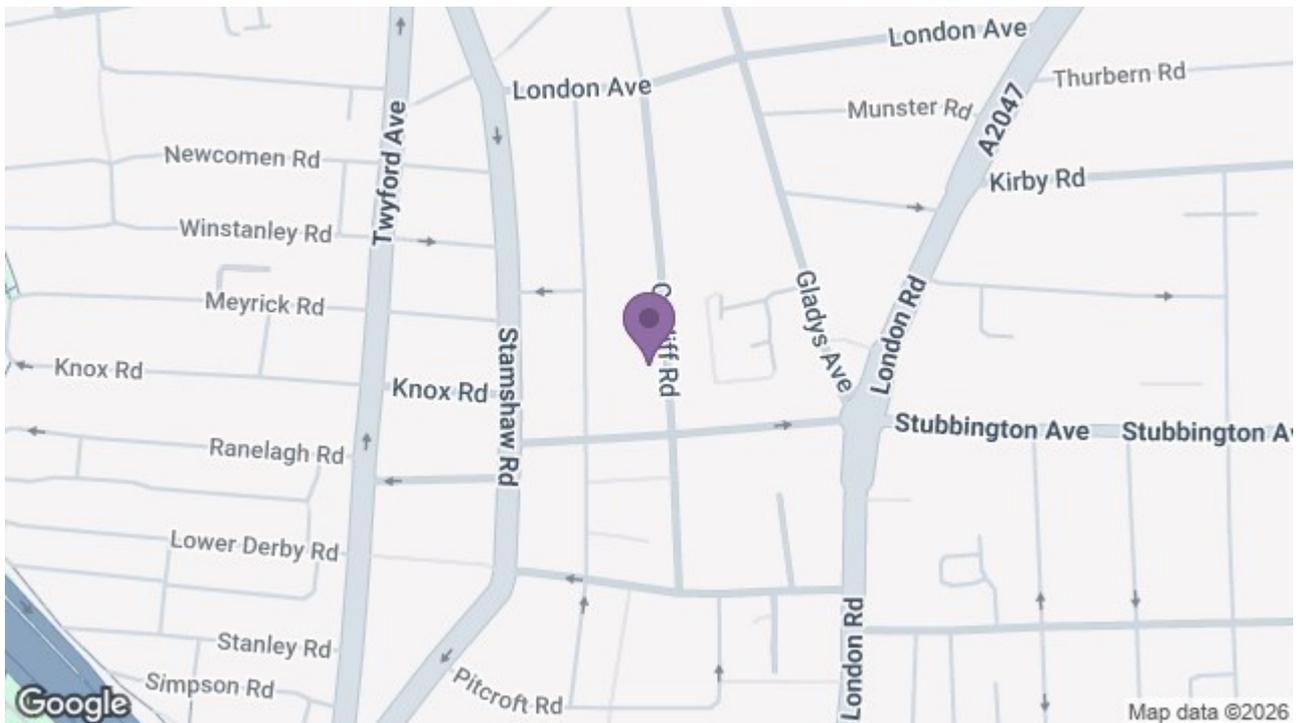


FIRST FLOOR



GROUND FLOOR

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: 1419832



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