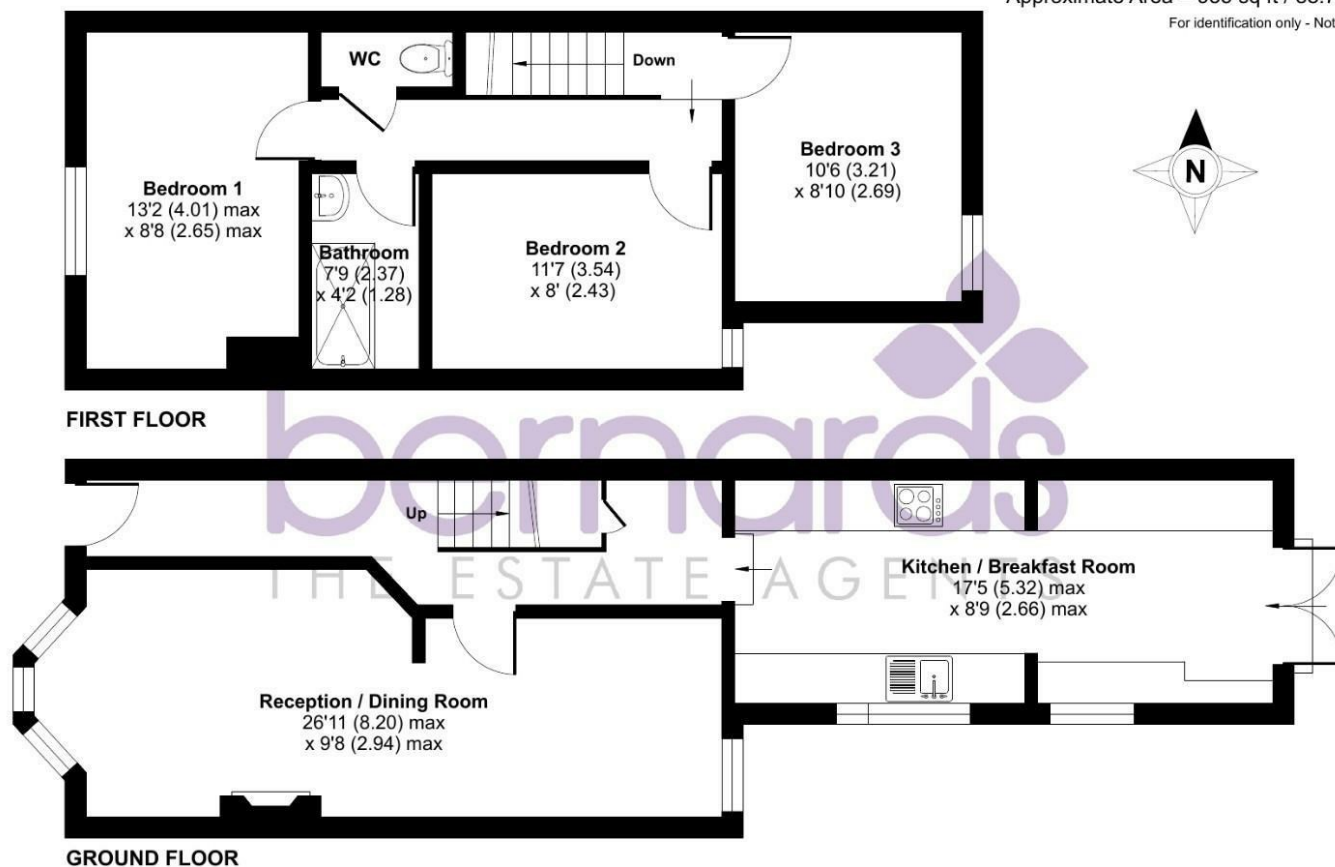
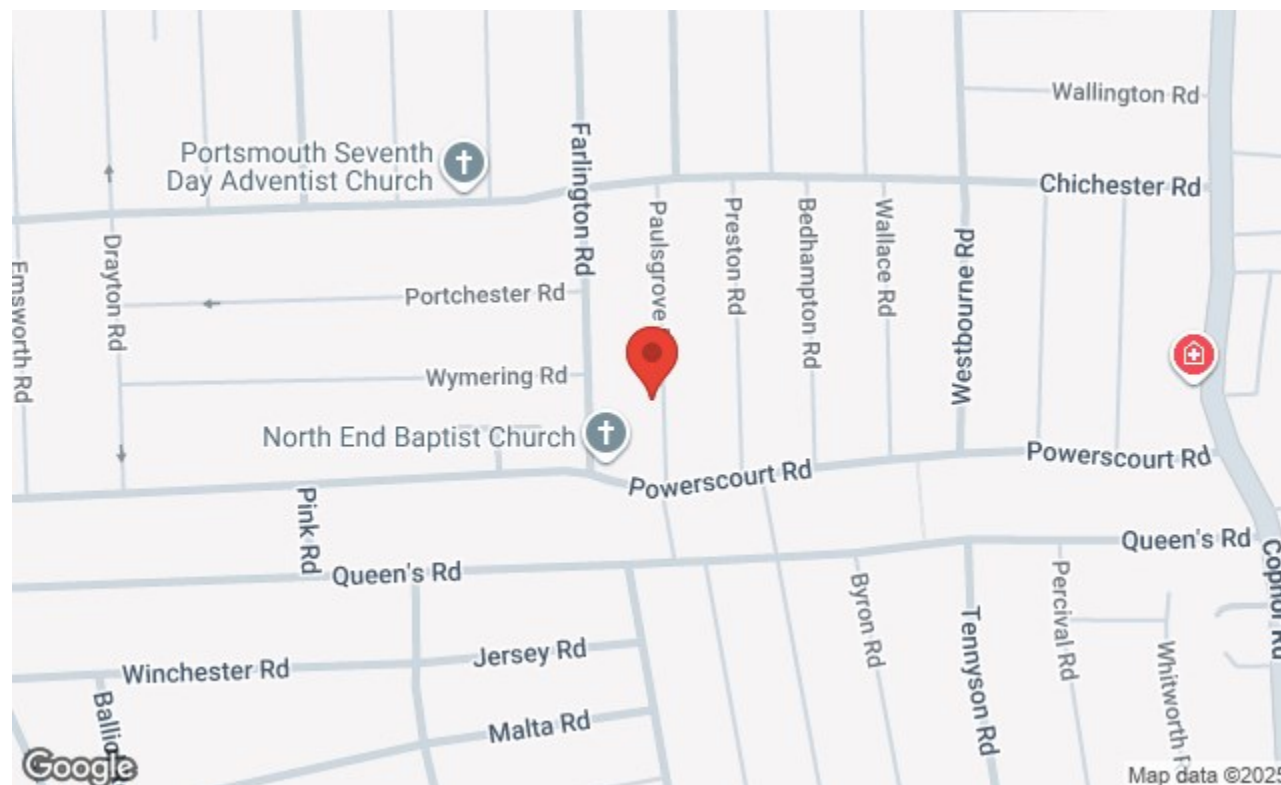


Paulsgrove Road, Portsmouth, PO2

Approximate Area = 955 sq ft / 88.7 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1364545



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Guide Price £250,000

Paulsgrove Road, Portsmouth PO2 7HP

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HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ 26FT LOUNGE/DINER
- ❖ 20FT MODERN KITCHEN
- ❖ NEUTRALLY DECORATED
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT FIRST HOME
- ❖ IDEAL FOR FAMILIES
- ❖ CENTRAL LOCATION

Located on Paulsgrove Road, this lovely terraced house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious open plan lounge diner, bathed in natural light, creating an inviting atmosphere perfect for both relaxation and entertaining.

The property boasts an extended modern fitted kitchen, which is not only stylish but also practical, providing ample space for culinary pursuits. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The upstairs bathroom ensures that the needs of a busy household are well catered for.

Outside, the low maintenance garden presents a wonderful opportunity for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for summer barbecues or simply unwinding after a long day.

In summary, this terraced house on Paulsgrove Road is a fantastic opportunity for anyone looking to settle in Portsmouth. With its modern amenities, spacious layout, and convenient location, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

Call today to arrange a viewing

02392 728090

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PROPERTY INFORMATION

LOUNGE/DINER
26'10" x 9'7" (8.20 x 2.94)

KITCHEN
17'5" x 8'8" (5.32 x 2.66)

BEDROOM ONE
13'1" x 8'8" (4.01 x 2.65)

BEDROOM TWO
11'7" x 7'11" (3.54 x 2.43)

BEDROOM THREE
10'6" x 8'9" (3.21 x 2.69)

BATHROOM
7'9" x 4'2" (2.37 x 1.28)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

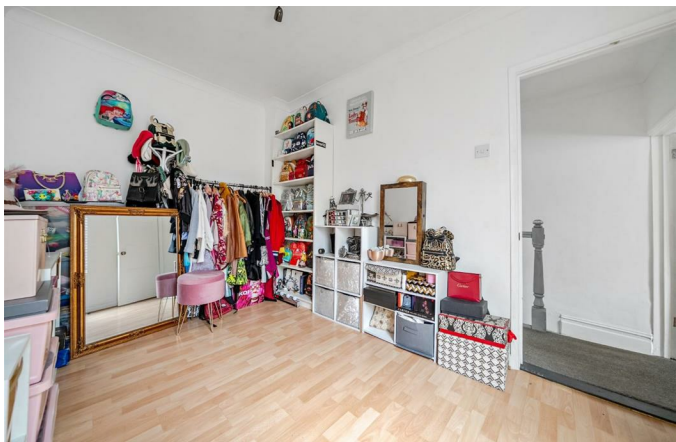
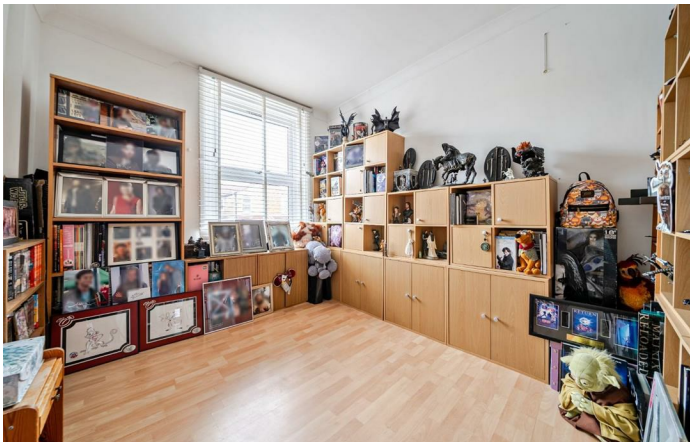
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's 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. Bernard's 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
Bernard's 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		
EU Directive 2002/91/EC		
England & Wales		



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