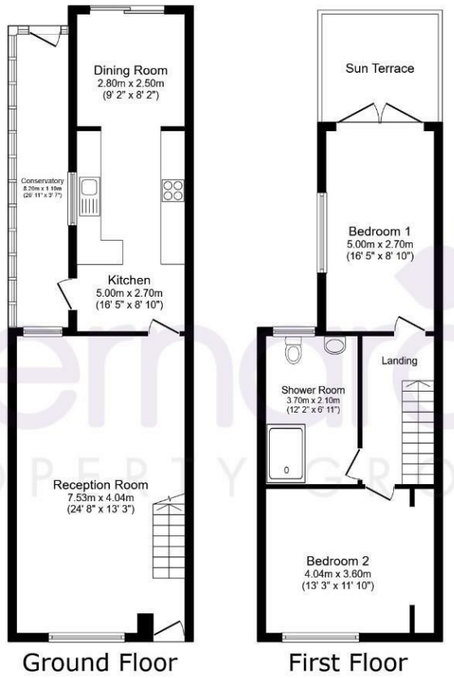
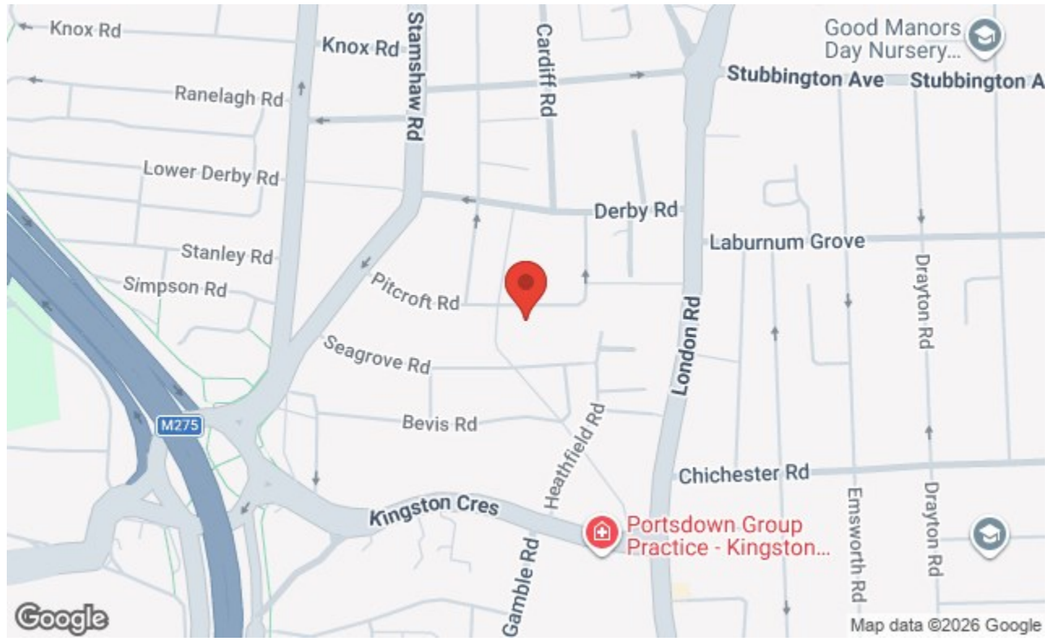


Total floor area: 108.1 sq.m. (1,163 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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HIGHLIGHTS

- BEAUTIFULLY PRESENTED TWO-BEDROOM TERRACED HOUSE
- APPROXIMATELY 1,163 SQ FT / 108.1 SQ M
- SPACIOUS 24'8" RECEPTION ROOM
- MODERN FITTED KITCHEN WITH DINING AREA
- TWO GENEROUSLY SIZED BEDROOMS
- PRINCIPAL BEDROOM WITH ACCESS TO SUN TERRACE
- CONTEMPORARY SHOWER ROOM
- GOOD-SIZED REAR GARDEN
- DECKED AND PAVED SEATING AREAS
- CLOSE TO LOCAL TRANSPORT LINKS

A beautifully presented and generously proportioned two-bedroom terraced house, offering approximately 1,163 sq ft of versatile living accommodation, together with a good-sized rear garden and a private sun terrace.

The ground floor provides an impressive 24'8" reception room, offering plenty of space for both living and dining furniture, while to the rear is a superb open-plan kitchen and dining area. The modern kitchen is fitted with a comprehensive range of wall and base level units, wooden-effect work surfaces and integrated cooking facilities, with ample space for appliances. The adjoining dining room enjoys direct access onto the rear garden, creating a particularly useful space for entertaining and family life.

The first floor offers two well-proportioned bedrooms, with the main bedroom measuring approximately 16'5" x 8'10" and benefiting from direct access onto the property's sun terrace. Bedroom two is also a generous double-sized room. Completing the first floor is a contemporary shower room.

Externally, the property benefits from a good-sized rear garden, featuring a combination of decking and paved seating areas, established planting and a useful storage shed. The elevated sun terrace provides an additional outdoor seating area and enjoys views across the surrounding rooftops.

Situated in Pitcroft Road, Stamshaw, the property is well placed for access to the amenities and facilities of Portsmouth, making this an appealing home for first-time buyers, couples and families alike.

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PROPERTY INFORMATION

ENTRANCE

LIVING ROOM
24'8" x 13'3" (7.53 x 4.04)

KITCHEN
16'4" x 8'10" (5.0 x 2.70)

DINING AREA
9'2" x 8'2" (2.80 x 2.50)

GARDEN

FIRST FLOOR

BEDROOM ONE
16'4" x 8'10" (5.0 x 2.70)

SUN TERRACE

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

SHOWER ROOM
12'1" x 6'10" (3.70 x 2.10)

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





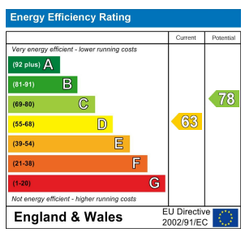












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