

Guide Price £290,000

Stubbington Avenue, Portsmouth
PO2 0JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ TWO BATHROOMS
- ❖ THREE TOILETS
- ❖ CONSERVATORY
- ❖ SOUTH FACING GARDEN
- ❖ SHED WITH ELECTRICS
- ❖ NO FORWARD CHAIN

Situated in Stubbington Avenue, this well presented terraced house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout features two inviting reception rooms, providing ample room for relaxation and entertaining, with a well-appointed kitchen situated conveniently in the middle.

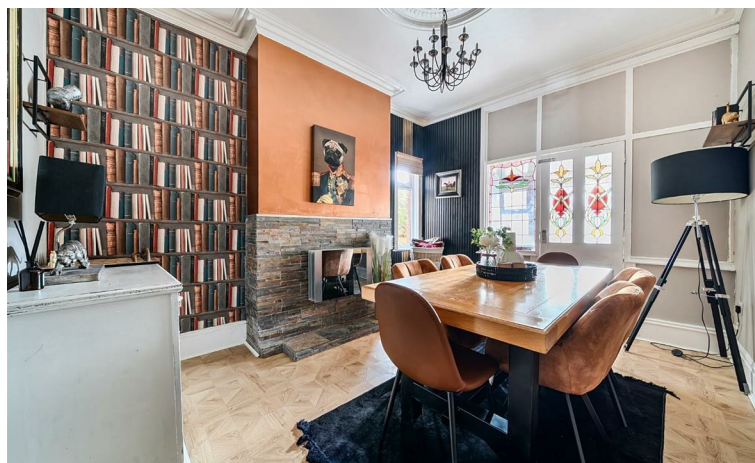
The house boasts a modern bathroom, shower room, along with an additional WC, ensuring that morning routines and guest visits are effortlessly accommodated.

The south-facing garden is a delightful outdoor space, perfect for enjoying sunny days, and includes a handy shed for additional storage.

One of the standout features of this property is that it comes with no forward chain, making the buying process smoother and more straightforward. This home is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. With its excellent location and spacious layout, this property is sure to attract interest. 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





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PROPERTY INFORMATION

LOUNGE

15'10" x 10'8" (4.85 x 3.27)

KITCHEN

11'3" x 8'2" (3.45 x 2.49)

DINING ROOM

13'1" x 10'4" (4 x 3.17)

CONSERVATORY

9'7" x 9'3" (2.94 x 2.83)

BATHROOM

5'10" x 4'7" (1.80 x 1.41)

BEDROOM ONE

16'2" x 12'0" (4.95 x 3.68)

BEDROOM TWO

12'11" x 10'4" (3.94 x 3.17)

BEDROOM THREE

11'3" x 8'2" (3.45 x 2.50)

SHOWER ROOM

6'1" x 4'10" (1.87 x 1.48)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : C - £1,938.59

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 | | 100+ |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 73 | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



Stubbington Avenue, Portsmouth, PO2

Approximate Area = 1262 sq ft / 117.2 sq m

Outbuilding = 100 sq ft / 9.2 sq m

Total = 1362 sq ft / 126.4 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). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1408034



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