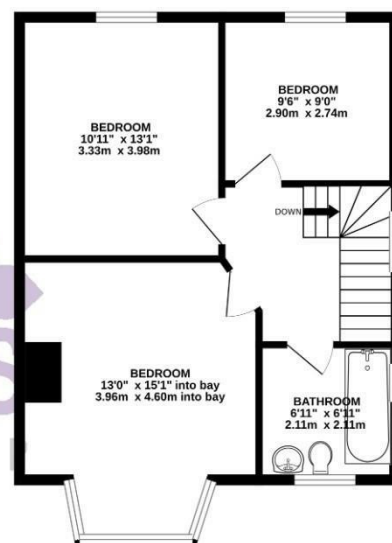
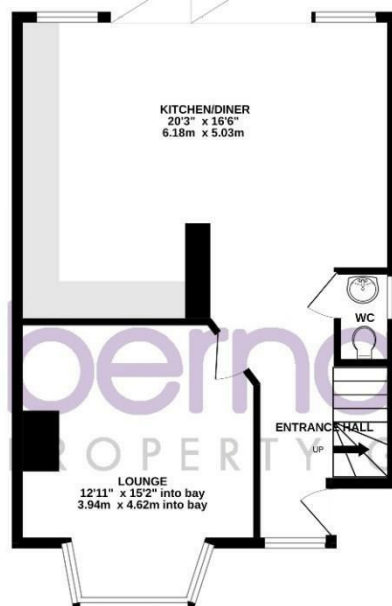
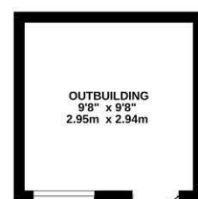


OUR BUILDING
94 sq ft. (8.7 sq m.) approx.

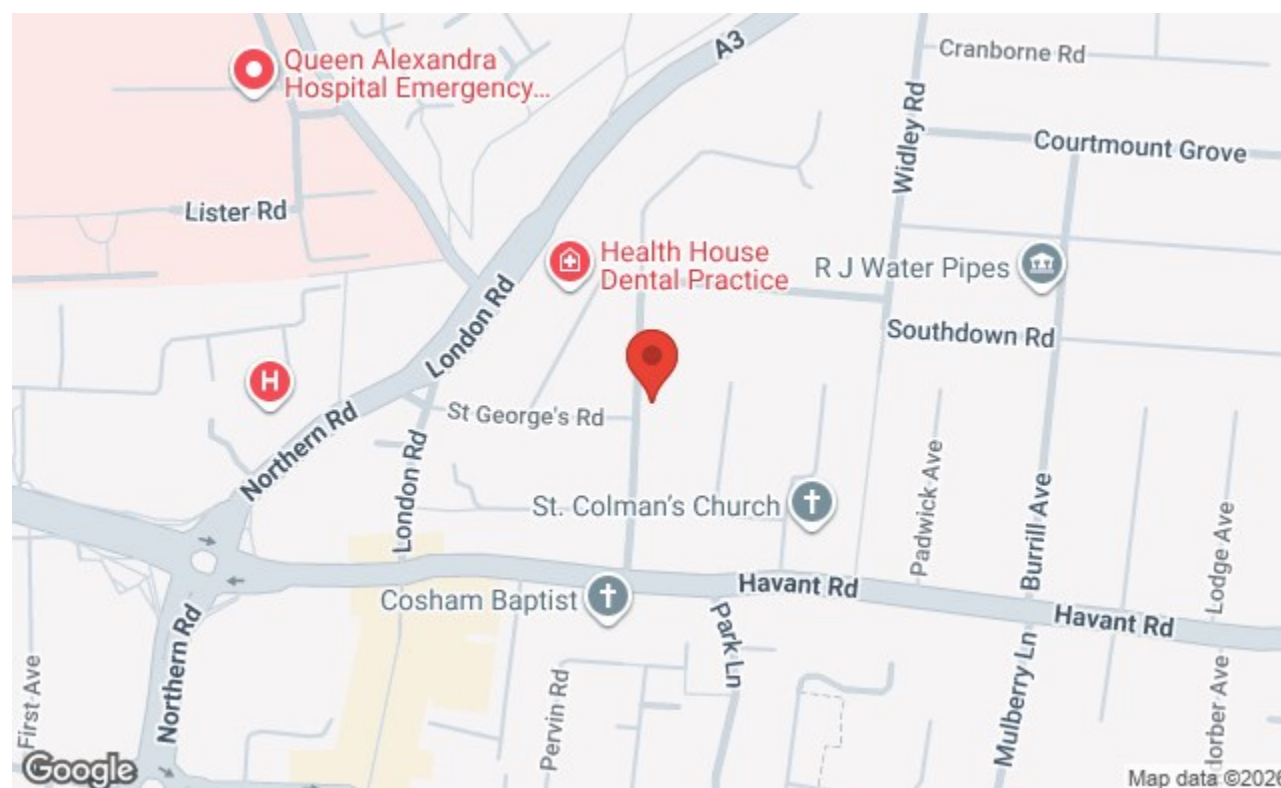
GROUND FLOOR
579 sq ft. (53.5 sq m.) approx.

1ST FLOOR
522 sq ft. (48.5 sq m.) approx.



TOTAL FLOOR AREA: 1189 sq.ft. (110.5 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Offers In Excess Of £400,000

St. Matthews Road, Portsmouth PO6 2DJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE DOUBLE BEDROOMS
- ❖ 20FT OPEN PLAN KITCHEN / DINER
- ❖ EAST FACING REAR GARDEN
- ❖ MODERN KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ DRIVEWAY
- ❖ FAMILY BATHROOM
- ❖ SOUGHT AFTER LOCATION
- EPC RATING - C

Nestled on the desirable St. Matthews Road in Portsmouth, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,189 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the open-plan kitchen diner, which is both functional and stylish. The bi-fold doors seamlessly connect the indoor space to the east-facing rear garden, allowing for an abundance of natural light and a delightful view of the outdoor area.

The property features a well-appointed family bathroom and a convenient downstairs WC, catering to the needs of busy households. New

carpets throughout enhance the fresh and welcoming atmosphere, ensuring that you can move in with ease.

Parking is a breeze with space for two vehicles, and the additional outbuilding offers versatile options for storage or a potential workspace. The location is highly sought after, situated in the vibrant area of East Cosham, providing easy access to local amenities and transport links.

With no forward chain, this property is ready for you to make it your own. Whether you are a first-time buyer or looking to upsize, this semi-detached house on St. Matthews Road is a wonderful opportunity not to be missed.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

HALLWAY

LOUNGE

12'11" x 15'1" into bay (3.94 x 4.62 into bay)

WC

KITCHEN / DINER

20'3" x 16'6" (6.18 x 5.03)

BEDROOM ONE

12'11" x 15'1" (3.96 x 4.60)

BEDROOM TWO

10'11" x 13'0" (3.33 x 3.98)

BEDROOM THREE

9'6" x 8'11" (2.90 x 2.74)

BATHROOM

6'11" x 6'11" (2.11 x 2.11)

OUTBUILDING

9'8" x 9'8" (2.95 x 2.95)

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

BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ 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 conveyancer 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.

FREE/LEASE

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		71
(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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