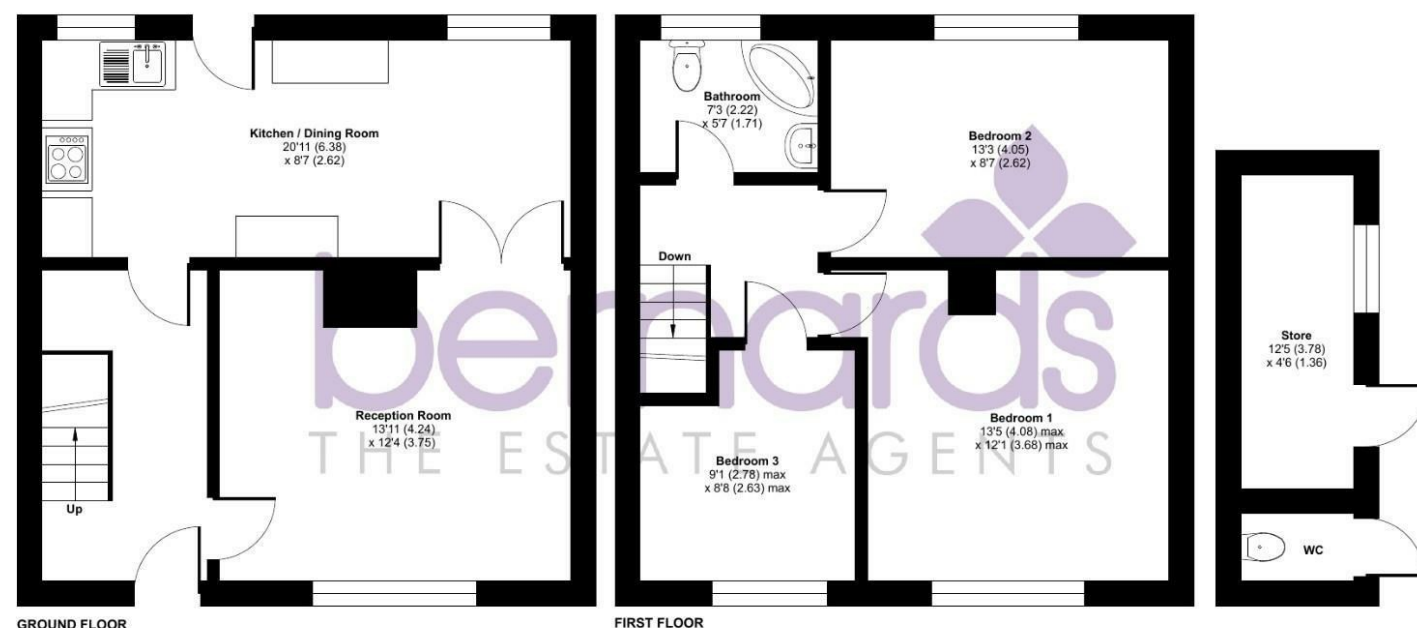




Deerhurst Crescent, Portsmouth, PO6

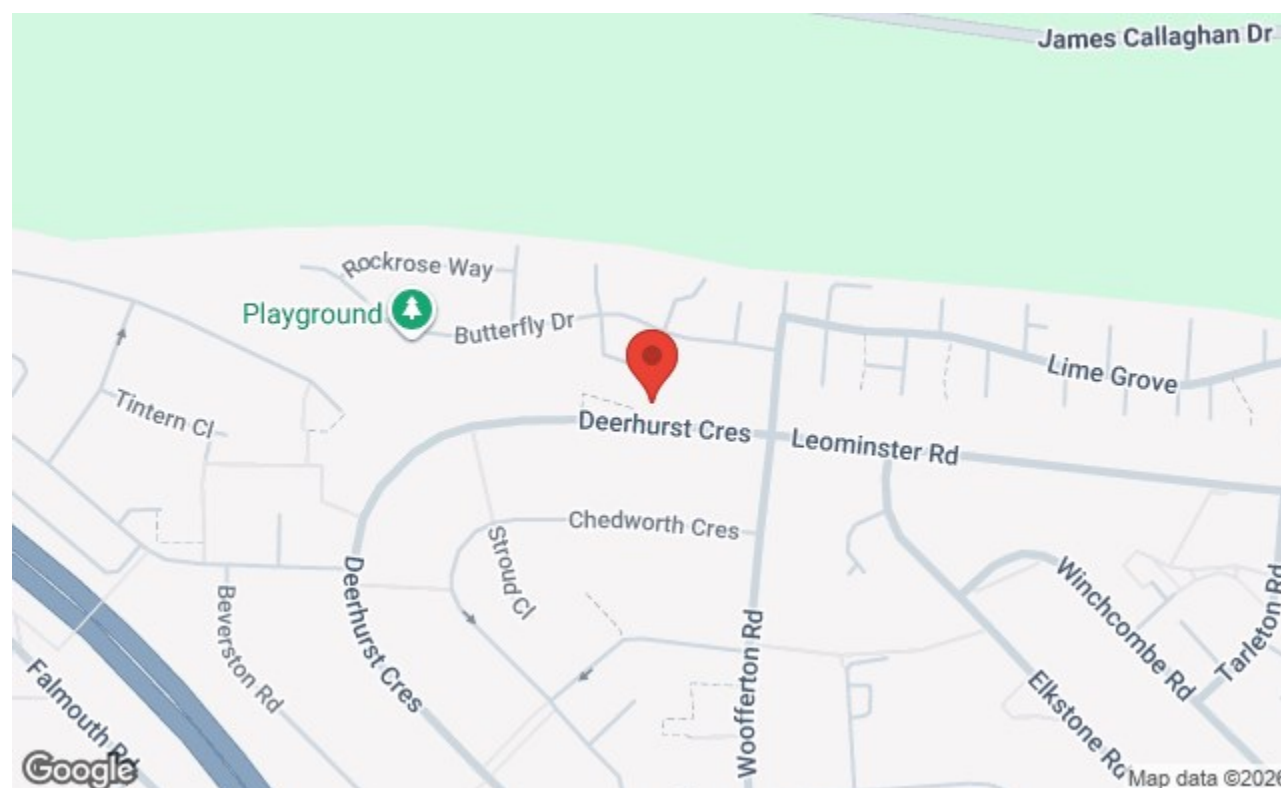
Approximate Area = 896 sq ft / 83.2 sq m
Outbuilding = 67 sq ft / 6.2 sq m
Total = 963 sq ft / 89.4 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1381237



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Asking Price £220,000

Deerhurst Crescent, Portsmouth PO6 4EJ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS W.C.
- ❖ CLOSE TO QA HOSPITAL
- ❖ GREAT FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ NON STANDARD CONSTRUCTION

Nestled in the charming area of Deerhurst Crescent, Portsmouth, this delightful three-bedroom end of terrace house presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed kitchen/diner that invites family gatherings and culinary creativity.

Upstairs, you will find a conveniently located bathroom, ensuring that the morning rush is a breeze. The three bedrooms offer ample space for rest and relaxation, making this home ideal for families or those seeking extra room for guests or a home office.

Outside, the property features a manageable garden, complemented by useful storage and an outside W.C., adding to the practicality of this charming home. The location is particularly advantageous, being in close proximity to QA Hospital, making it a suitable choice for healthcare professionals or anyone seeking easy access to medical facilities.

This end of terrace house is not only a wonderful place to call home but also represents a fantastic investment in a thriving community. With its appealing features and convenient location, 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 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

13'10" x 12'3" (4.24 x 3.75)

KITCHEN/DINING ROOM

20'11" x 8'7" (6.38 x 2.62)

LANDING

BEDROOM 1

13'4" x 12'0" (4.08 x 3.68)

BEDROOM 2

13'3" x 8'7" (4.05 x 2.62)

BEDROOM 3

9'1" x 8'7" (2.78 x 2.63)

BATHROOM

7'3" x 5'7" (2.22 x 1.71)

OUTSIDE STORE

12'4" x 4'5" (3.78 x 1.36)

W.C.

GARDEN

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.

COUNCIL TAX BAND A

£1454



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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