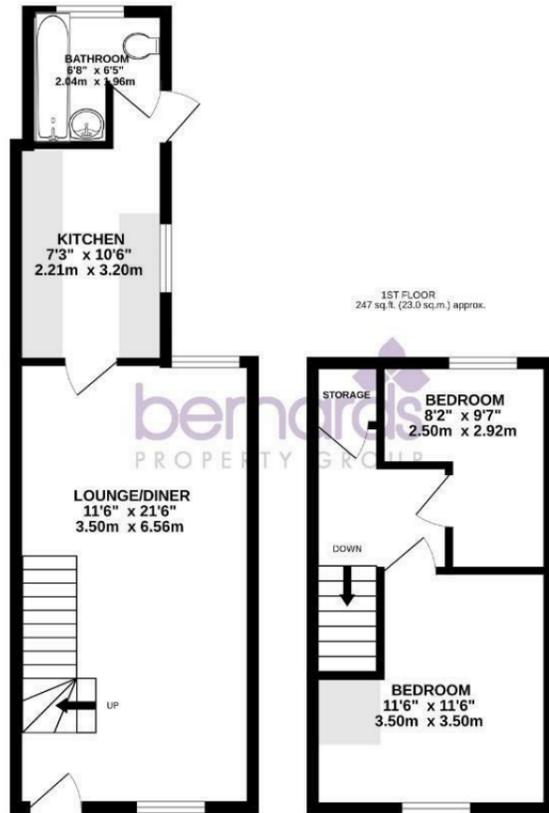
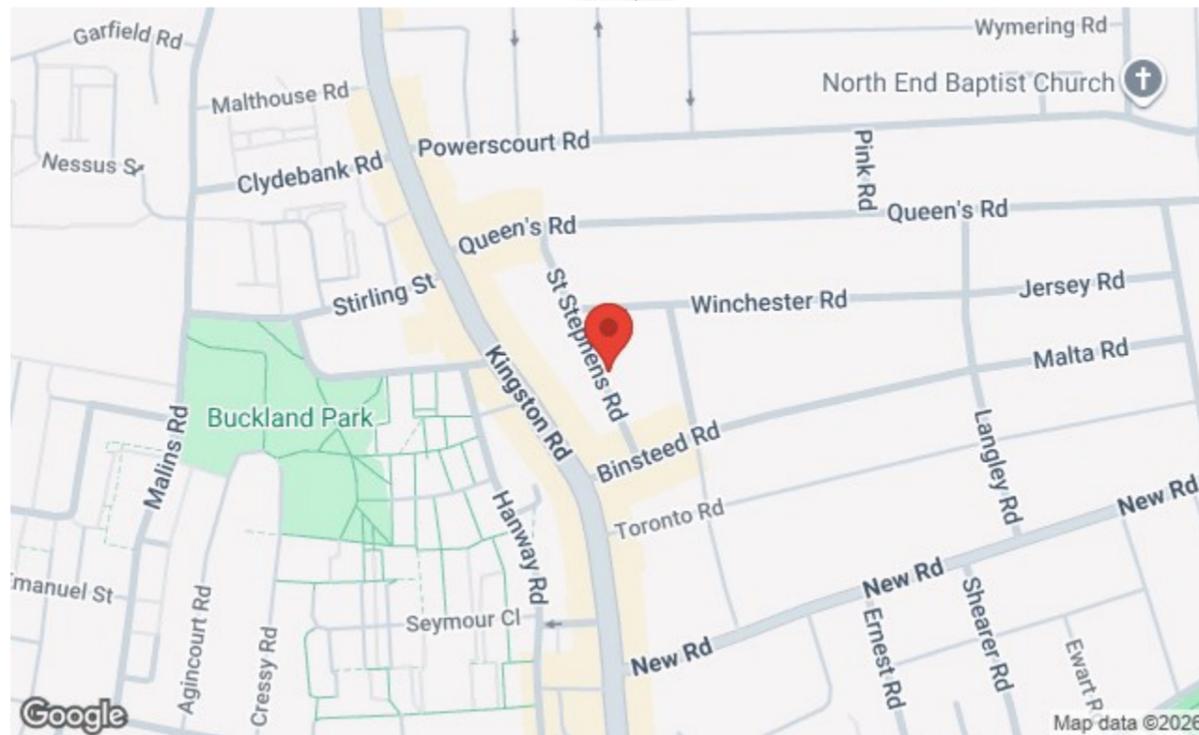


GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers In Excess Of £215,000

St Stephens Road, Portsmouth PO2 7PG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED
- ❖ DOUBLE & SINGLE BEDROOM
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ MODERN FITTED KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ MODERN THROUGHOUT
- ❖ PERFECT FIRST HOME
- ❖ NEARBY LOCAL AMENITIES
- ❖ GOOD TRANSPORT LINKS

Nestled on St Stephens Road in North End, this well presented terraced house offers a delightful blend of modern living and comfort. With two well-proportioned bedrooms, including a spacious double and a cosy single, this property is perfect for couples or individuals seeking a stylish home.

Upon entering, you are welcomed into an inviting open plan lounge diner, which creates a warm and sociable atmosphere, ideal for entertaining guests or enjoying quiet evenings in. The modern fitted kitchen is a standout feature, equipped with contemporary appliances and ample

storage, making it a joy for any home cook.

The property boasts a well-appointed three-piece bathroom, designed with both functionality and style in mind. Recently refurbished, this home benefits from fresh decor and modern finishes, ensuring a move-in ready experience for its new occupants.

Situated in a convenient location, residents will find themselves within easy reach of local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the best of Portsmouth living. Don't miss the opportunity to make it yours!

Call today to arrange a viewing

02392 728090

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PROPERTY INFORMATION

LOUNGE/DINER
11'5" x 21'6" (3.50 x 6.56)

KITCHEN
7'3" x 10'5" (2.21 x 3.20)

BATHROOM
6'8" x 6'5" (2.04 x 1.96)

BEDROOM ONE
11'5" x 11'5" (3.50 x 3.50)

BEDROOM TWO
8'2" x 9'6" (2.50 x 2.92)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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



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