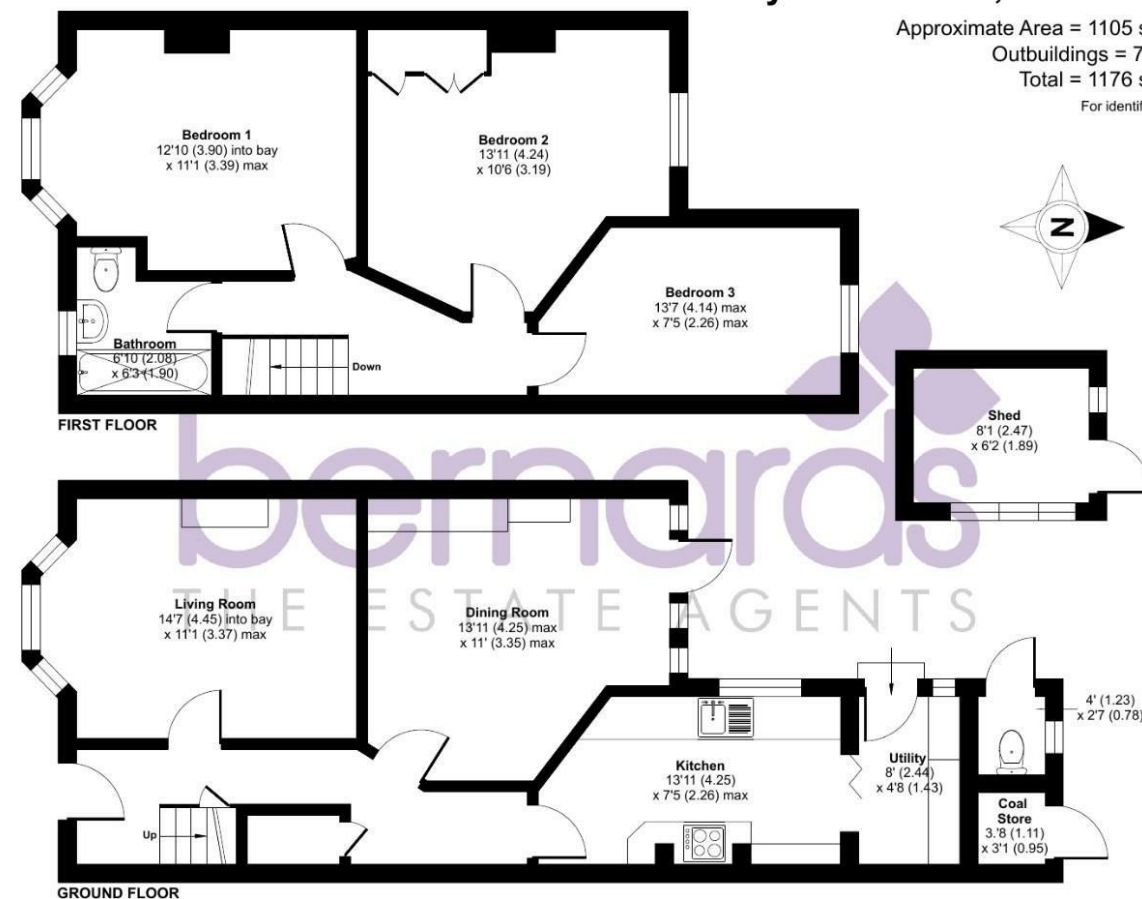
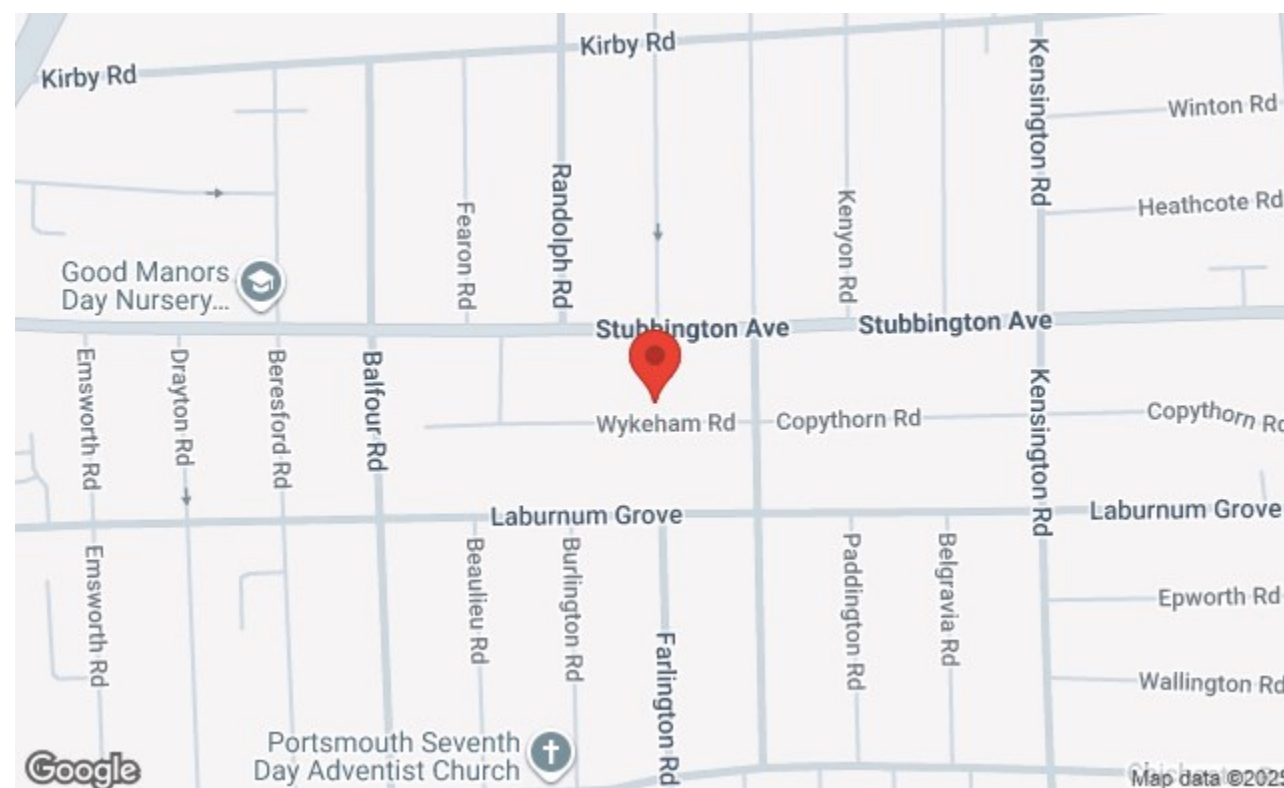


Wykeham Road, Portsmouth, PO2

Approximate Area = 1105 sq ft / 102.6 sq m
Outbuildings = 71 sq ft / 6.5 sq m
Total = 1176 sq ft / 109.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1329968



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3 1 2

HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ GALLEY KITCHEN
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS TOILET
- ❖ UPSTAIRS BATHROOM
- ❖ NORTH FACING GARDEN
- ❖ NEUTRALLY DECORATED
- ❖ FAMILY HOME

Nestled in the charming Wykeham Road, Portsmouth, this delightful Victorian terraced house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 1,105 square feet, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms. The front lounge, adorned with a beautiful bay window, creates a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen provides a functional space for culinary pursuits and conveniently leads to a utility room, enhancing the practicality of daily living. Additionally, the property features access to a w/c and a coal store, adding to its functionality.

Throughout the house, you will find an abundance of original features that add character and charm, including stunning stained glass windows, intricate ceiling roses, and original fireplaces in nearly every room. These elements not only highlight the property's historical significance but also create a

unique and inviting ambiance.

Upstairs, the three double bedrooms offer ample space for rest and relaxation, complemented by a well-designed three-piece family bathroom. Each room is filled with natural light, providing a serene retreat at the end of the day.

Outside, the garden is laid to lawn, providing a lovely outdoor space. A brick-built shed offers additional storage solutions, making this home both practical and appealing.

This Victorian gem on Wykeham Road is a rare find, combining period charm with modern living, and is sure to attract those looking for a comfortable and stylish home in Portsmouth.

Call today to arrange a viewing

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PROPERTY INFORMATION

LIVING ROOM
14'7" x 11'0" (4.45 x 3.37)

DINING ROOM
13'11" x 10'11" (4.25 x 3.35)

KITCHEN
13'11" x 7'2" (4.25 x 2.2)

UTILITY
8'0" x 4'8" (2.44 x 1.43)

BEDROOM ONE
13'10" x 10'5" (4.24 x 3.19)

BEDROOM TWO
12'9" x 11'1" (3.90 x 3.39)

BEDROOM THREE
13'6" x 7'4" (4.14 x 2.26)

BATHROOM
6'9" x 6'2" (2.08 x 1.90)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

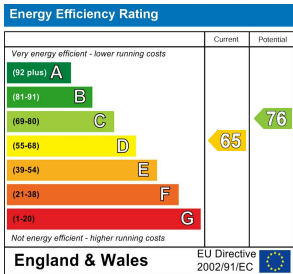
CONVEYANCING

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. Bernard's 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

Bernard's 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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