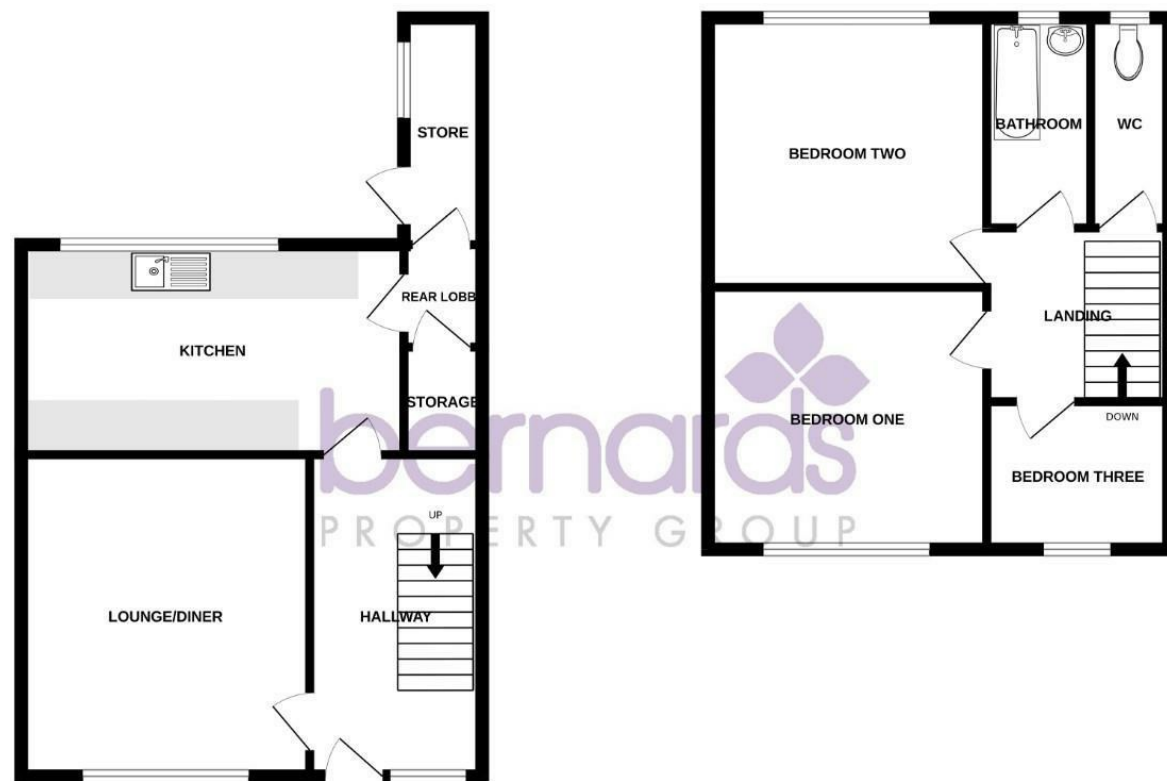


GROUND FLOOR

1ST FLOOR



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



Price Guide £260,000

Whippingham Close, Portsmouth PO6 3NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ NO FORWARD CHAIN
- ❖ 17FT KITCHEN
- ❖ WEST FACING REAR GARDEN
- ❖ CLOSE TO QA HOSPITAL
- ❖ SCOPE TO IMPROVE
- ❖ CUL-DE-SAC LOCATION
- ❖ LOUNGE
- ❖ DOWNSTAIRS WC

Nestled in the charming area of Whippingham Close, Portsmouth, this delightful end-terrace house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise space and light, creating a warm and

welcoming atmosphere throughout.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for those seeking a vibrant community. The end-terrace position not only offers added privacy but also potential for a lovely garden space, perfect for outdoor relaxation or play.

This property is a wonderful canvas for you to create your dream home in a sought-after location. Don't miss the chance to view this charming house and envision the possibilities it holds for you and your family.

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



PROPERTY INFORMATION

HALLWAY

LOUNGE

14 x 12'9 (4.27m x 3.89m)

KITCHEN

17'6 x 9'2 (5.33m x 2.79m)

WC

STORE

4'5 x 12'1 (1.35m x 3.68m)

BATHROOM

BEDROOM

14'4 x 8'10 (4.37m x 2.69m)

BEDROOM

13'1 x 10'7 (3.99m x 3.23m)

BEDROOM

10 x 7'11 (3.05m x 2.41m)

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.

FREE/LEASE Freehold

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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