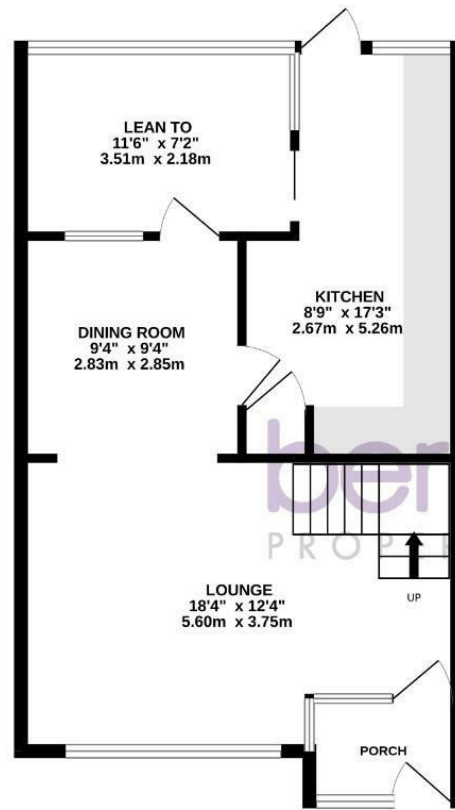
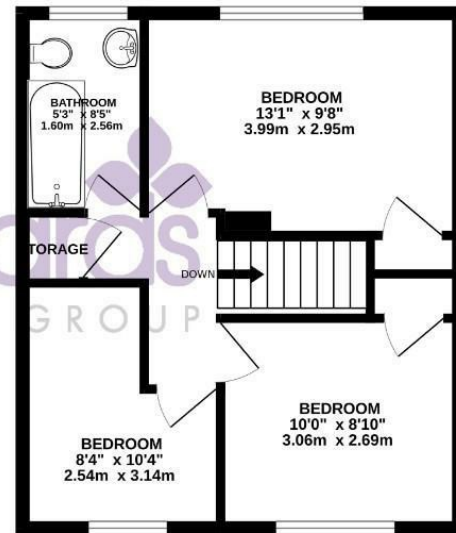


GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

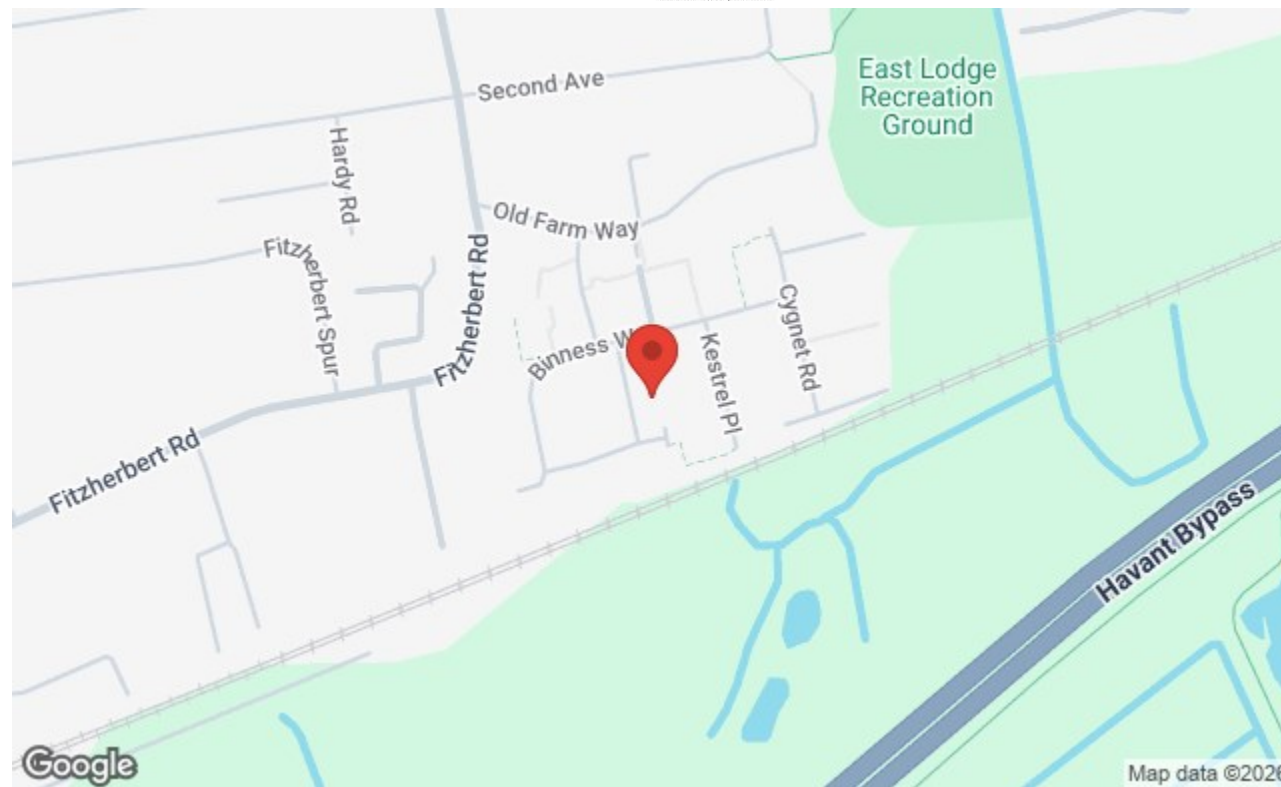


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.5 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 The Region Of
£250,000
The Saltings, Portsmouth PO6 1LG

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ LOUNGE
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ EAST FACING REAR GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ SCOPE TO IMPROVE
- ❖ MODERN BATHROOM

Nestled in the desirable area of The Saltings, Portsmouth, this charming terraced house presents an excellent opportunity for those seeking a home with potential. Spanning an impressive 953 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you are greeted by two inviting reception rooms, which offer versatility for both relaxation and entertaining. The lounge provides a comfortable setting, while the dining room is perfect for family meals or hosting friends. The modern bathroom adds a touch of contemporary style, ensuring convenience for daily routines.

One of the standout features of this property is the east-facing rear garden, which invites plenty of natural light and offers a lovely outdoor space for gardening or enjoying the sun. Additionally, the property includes a garage and parking for one vehicle, a valuable asset in this sought-after location.

While the house is in need of modernising, it presents a blank canvas for buyers to put their personal stamp on it. With no forward chain, you can move in and start making it your own without delay. This property is not just a house; it is a place where you can create lasting memories. Don't miss the chance to view this delightful home in a prime Portsmouth location.

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



PROPERTY INFORMATION

LOUNGE
18'4" x 12'3" (5.6 x 3.75)

DINING ROOM
9'3" x 9'4" (2.83 x 2.85)

KITCHEN
8'9" x 17'3" (2.67 x 5.26)

LEAN TO
11'6" x 7'1" (3.51 x 2.18)

BEDROOM ONE
13'1" x 9'8" (3.99 x 2.95)

BEDROOM TWO
10'0" x 8'9" (3.06 x 2.69)

BEDROOM THREE
8'3" x 10'3" (2.54 x 3.14)

BATHROOM
5'2" x 8'4" (1.60 x 2.56)

GARAGE

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

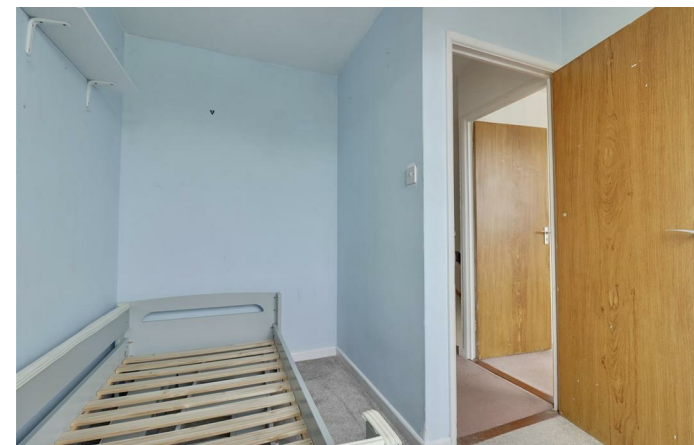
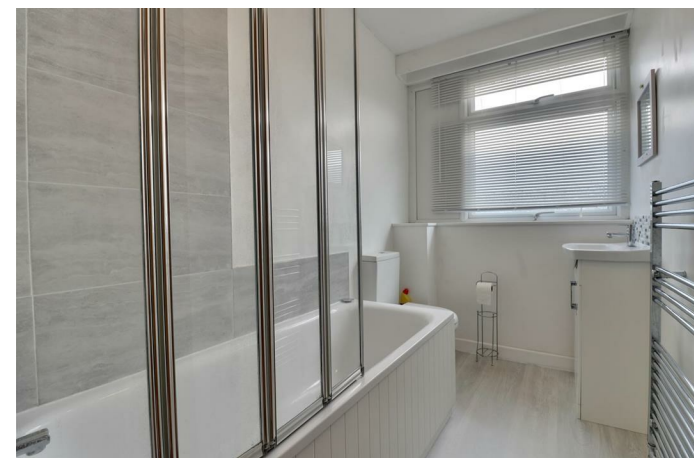
BERNARDS OFFER CHECK PROCEDURE

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	
(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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