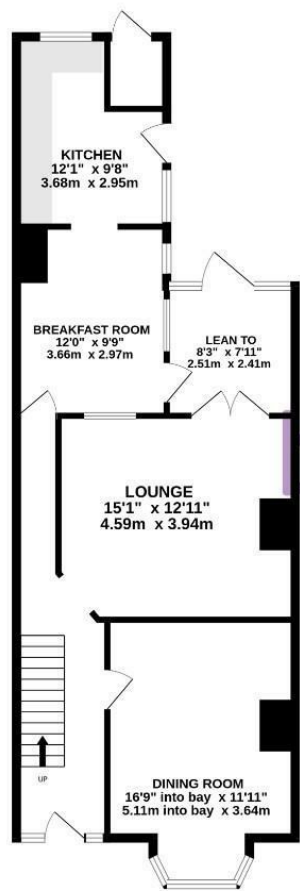
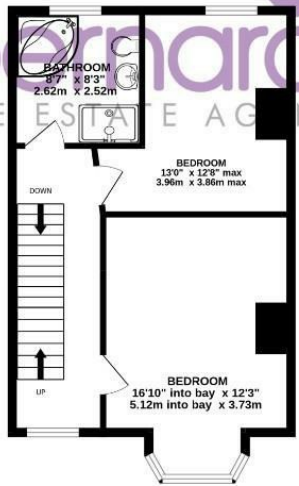


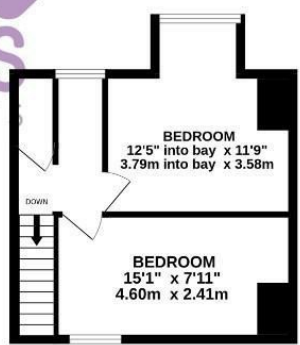
GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.

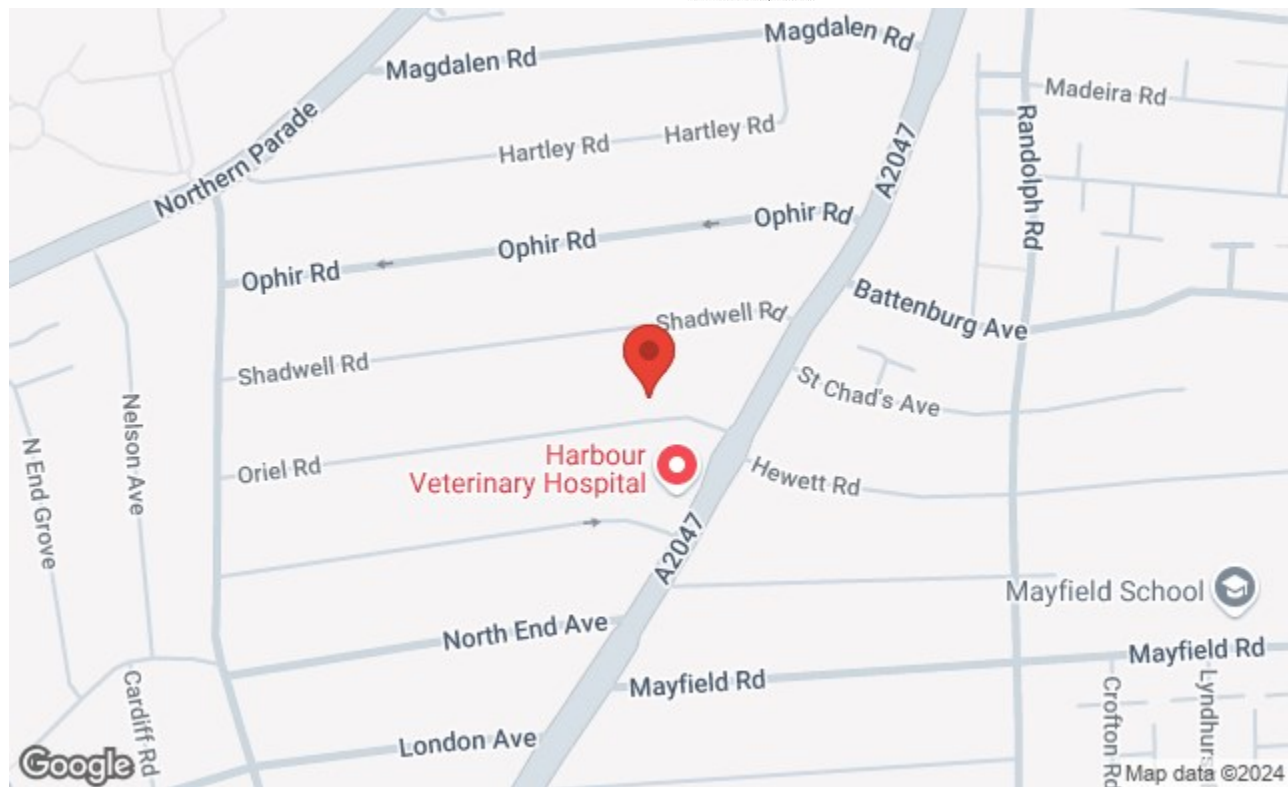


2ND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
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FOR SALE

Offers In Excess Of £310,000

Oriel Road, Portsmouth PO2 9EQ

bernards  
THE ESTATE AGENTS



4 bedrooms, 1 bathroom, 3 reception rooms

### HIGHLIGHTS

- ❖ MID TERRACED
- ❖ DOUBLE BAY & FORECOURT
- ❖ FOUR DOUBLE BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ POTENTIAL TO OPEN KITCHEN
- ❖ ORIGINAL FEATURES
- ❖ GREAT POTENTIAL
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE

**\*\* FOUR BEDROOM HOME WITH ORIGINAL FEATURES \*\***

We are delighted to introduce to the sales market this four bedroom, mid terraced property in the highly sought after location of Oriel Road, North End.

This wonderfully spacious property benefits from Victorian features and is ready for it's new owners to put their own stamp on it.

Entering the property, you are greeted by a welcoming entrance hallway, with access to the dining room which is flooded with light from the bay

window. Moving further down we are greeted by the spacious lounge, off of which you can access the lean to. To the rear of the property you will find a further dining area and the kitchen, which leads out to the garden.

Moving back into the property and up to the first floor, you have two double bedrooms, and a four piece family bathroom. The second floor see's two further double bedrooms.

We strongly urge clients to arrange an internal viewing, please call Bernards on 02392 728090!

Call today to arrange a viewing  
02392 728090  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

**LOUNGE**  
15'0" x 12'11" (4.59 x 3.94)

**DINING ROOM**  
16'9" x 11'11" (5.11 x 3.64)

**BREAKFAST ROOM**  
12'0" x 9'8" (3.66 x 2.97)

**KITCHEN**  
12'0" x 9'8" (3.68 x 2.95)

**LEAN TO**  
8'2" x 7'10" (2.51 x 2.41)

**BEDROOM ONE**  
16'9" x 12'2" (5.12 x 3.73)

**BEDROOM TWO**  
12'11" x 12'7" (3.96 x 3.86)

**BEDROOM THREE**  
15'1" x 7'10" (4.60 x 2.41)

**BEDROOM FOUR**  
12'5" x 11'8" (3.79 x 3.58)

**BATHROOM**  
8'7" x 8'3" (2.62 x 2.52)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

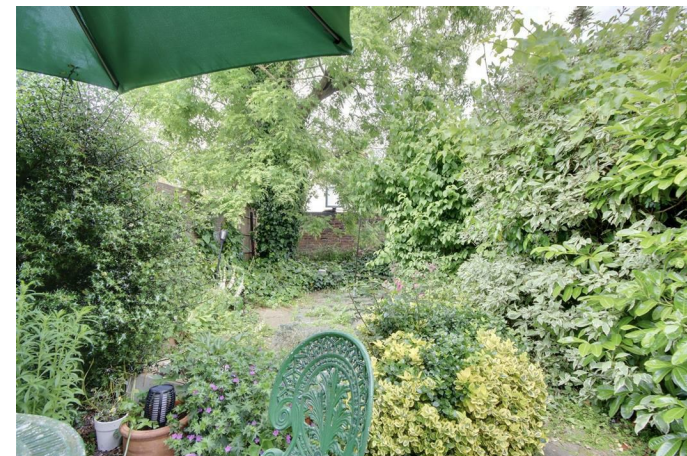
**BAND:** C - £1,844.85

**MORTGAGE ADVICE**  
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**  
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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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