

Offers Over £250,000

Princes Street, Portsmouth PO1 4NL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ THREE BEDROOMS
- ❖ NO FORWARD CHAIN
- ❖ PARKING FOR 2 CARS
- ❖ REAR ACCESS
- ❖ POTENTIAL TO MODERNISE
- ❖ DOWNSTAIRS TOILET
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE

Welcome to this charming end terrace house located on Princes Street in the heart of Portsmouth. This delightful property boasts three bedrooms, offering ample space for a growing family or those in need of a home office.

Situated at the end of the terrace, this house provides a sense of privacy and tranquillity with no forward chain, making the buying process smooth and hassle-free. The convenience of having parking space for two cars right at your

doorstep is a rare find in this city, ensuring you never have to worry about finding a parking spot after a long day.

The rear access to the property adds a touch of practicality, allowing for easy entry and exit. The inclusion of a downstairs cloakroom is a thoughtful addition, providing extra convenience for residents and guests alike.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the endless possibilities that this property has to offer.

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





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PROPERTY INFORMATION

ENTRANCE HALLWAY

LOUNGE

17'7" x 12'9" (5.38 x 3.91)

KITCHEN/DINER

17'7" x 13'1" (5.38 x 3.99)

W/C

BEDROOM ONE

14'7" x 9'10" (4.47 x 3.00)

BEDROOM TWO

11'8" x 6'8" (3.58 x 2.05)

BEDROOM THREE

9'4" x 9'1" (2.87 x 2.79)

BATHROOM

6'10" x 6'7" (2.09 x 2.01)

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

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.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND :

Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

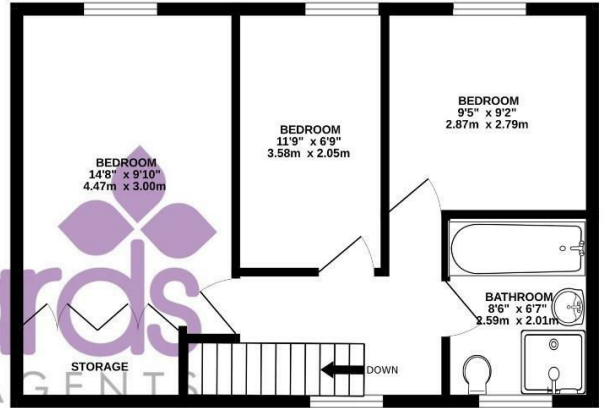
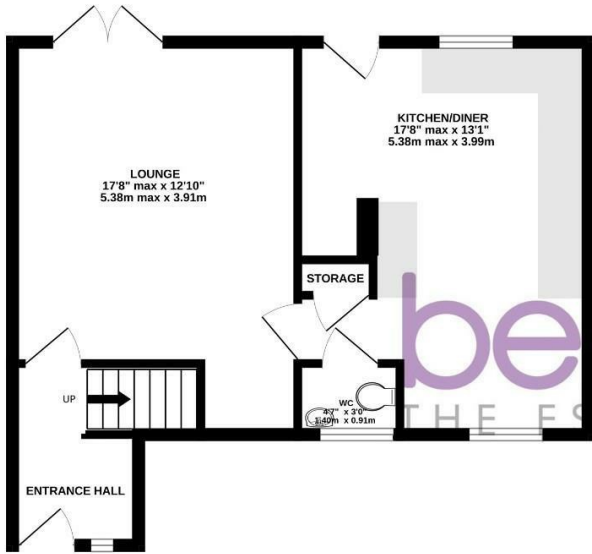


| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not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



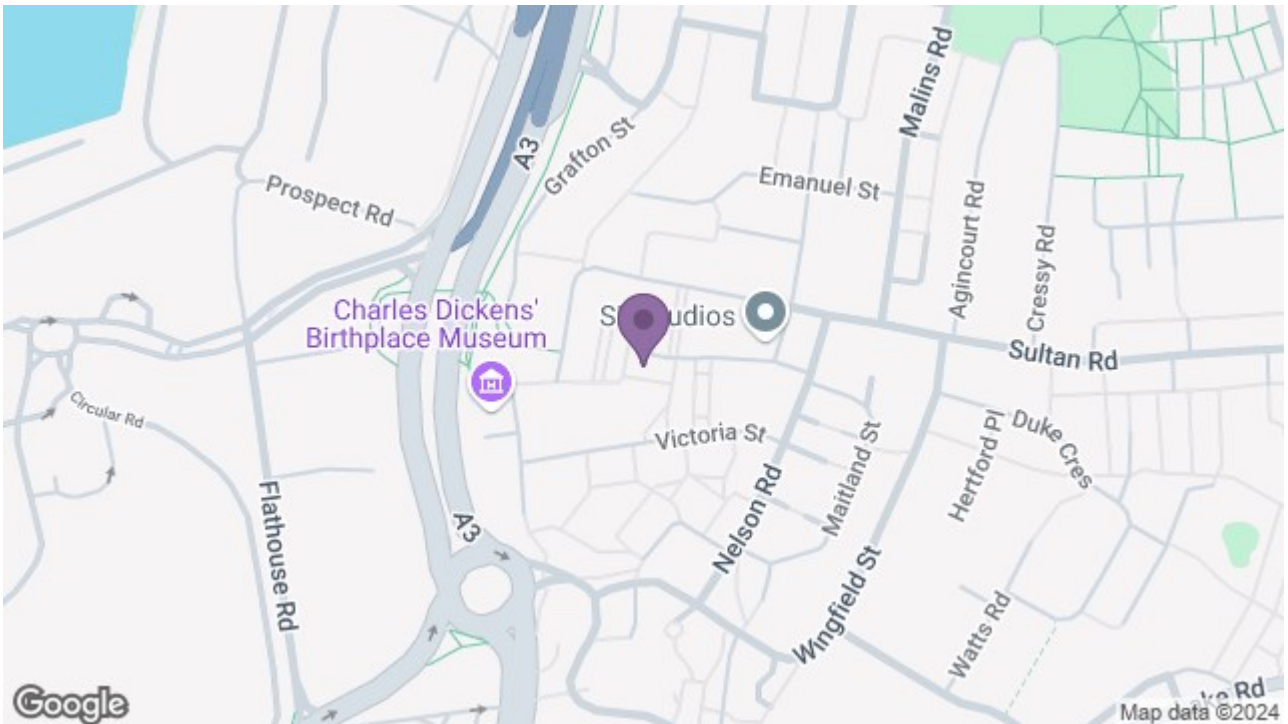
GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.4 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
t: 02392 728090

