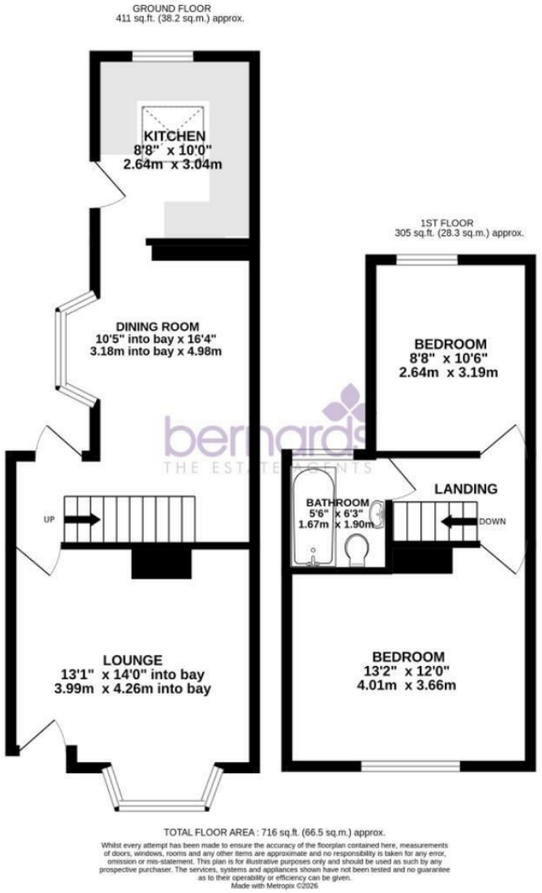
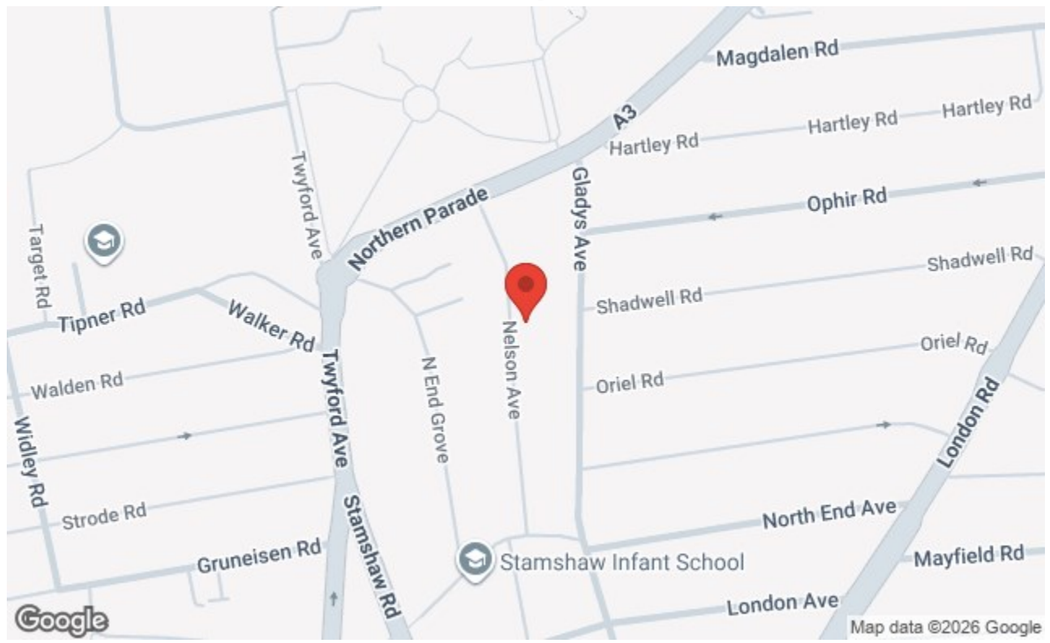




129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Offers In Excess Of £220,000

Nelson Avenue, Portsmouth PO2 8NL

bernards
THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- BAY & FORECOURT HOME
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- KITCHEN TO THE REAR
- LOW MAINTENANCE GARDEN
- PERMIT PARKING ON STREET
- CLOSE TO LOCAL AMENITIES
- NEARBY TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS

Situated on Nelson Avenue in North End, this charming two-bedroom terraced house offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, couples or small families looking to take their first step onto the property ladder.

Upon entering the property, you are welcomed by two separate reception rooms, offering plenty of flexibility to create comfortable living and dining areas. Whether you are looking for a cosy lounge to relax in after a long day or a separate dining room for entertaining family and friends, these well-proportioned spaces provide plenty of potential to suit a variety of needs.

To the rear of the property, the kitchen provides a practical space for everyday cooking and meal preparation, with the layout offering scope for buyers to personalise and make it their own. Upstairs, the property benefits from two generously sized double bedrooms, providing comfortable accommodation and additional flexibility for those requiring a guest room, home office or dressing room. The family bathroom is also conveniently situated on the first floor.

Externally, the property boasts a low-maintenance rear garden, providing a pleasant outdoor space to enjoy throughout the warmer months. Whether you envision creating a seating area for summer evenings, enjoying outdoor dining or simply having somewhere to unwind, the garden offers a welcome addition to the living accommodation without requiring extensive upkeep.

The property is conveniently positioned within reach of a range of local amenities, shops, schools and transport links, making it a practical choice for those looking to enjoy everything Portsmouth has to offer.

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

PROPERTY INFORMATION

LOUNGE
13'1" x 13'11" (3.99 x 4.26)

DINING ROOM
10'5" x 16'4" (3.18 x 4.98)

KITCHEN
8'7" x 9'11" (2.64 x 3.04)

BEDROOM ONE
13'1" x 12'0" (4.01 x 3.66)

BEDROOM TWO
8'7" x 10'5" (2.64 x 3.19)

BATHROOM
5'5" x 6'2" (1.67 x 1.90)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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.

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. 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.

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









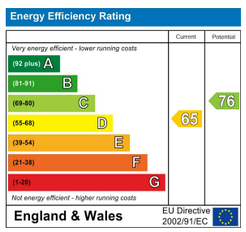












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