

A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is tilted slightly to the right.

Asking Price £565,000

St. Matthews Road, Portsmouth PO6 2DL



bernards
THE ESTATE AGENTS



4 2 3

HIGHLIGHTS

- DETACHED HOME
- FOUR DOUBLE BEDROOMS
- 1992 SQFT OF SPACE
- NO FORWARD CHAIN
- OPEN PLAN LIVING
- CONSERVATORY
- SOUTH FACING REAR GARDEN
- SOUGHT AFTER LOCATION
- TWO BATHROOMS
- GARAGE & DRIVE

Nestled in the desirable St. Matthews Road in Portsmouth, this impressive detached house offers a perfect blend of space and comfort. Spanning an expansive 1,992 square feet, the property boasts four generously sized double bedrooms, making it an ideal family home. The two well-appointed bathrooms ensure convenience for all residents.

Upon entering, you will find three inviting reception rooms that provide ample space for relaxation and entertainment. The open-plan living area flows seamlessly into a fitted kitchen, creating a warm and welcoming atmosphere for family gatherings. A delightful conservatory extends the living space, allowing natural light to flood in and offering views of the

south-facing rear garden, perfect for enjoying sunny days.

The property also features a convenient WC and a garage, along with parking for two vehicles, ensuring that practicality is at the forefront of this home. With no forward chain, this residence is ready for you to move in and make it your own.

Situated in a sought-after location, this home is not only spacious but also offers a wonderful community feel. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Don't miss the opportunity to view this exceptional house that combines modern living with a touch of elegance.

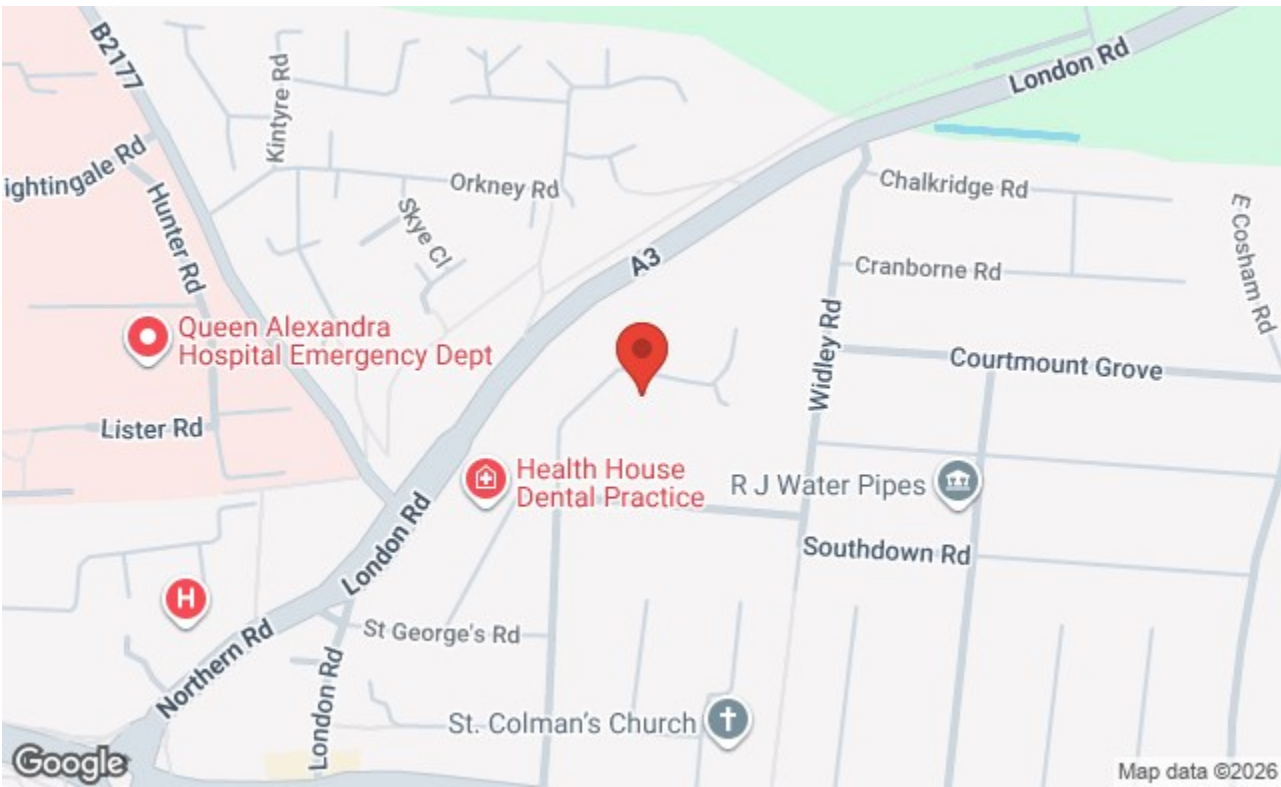
GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA: 1992 sq.ft. (185.1 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
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Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
8'5" x 16'3" (2.59 x 4.96)
- WC**
11'1" x 4'10" (3.38 x 1.48)
- LOUNGE**
12'11" x 18'11" (3.95 x 5.79)
- DINING ROOM**
16'0" x 16'0" (4.88 x 4.88)
- KITCHEN**
14'4" x 11'8" (4.38 x 3.56)
- CONSERVATORY**
15'3" x 16'0" (4.67 x 4.88)
- BEDROOM ONE**
15'1" x 12'11" (4.60 x 3.96)
- EN-SUITE**
- BEDROOM TWO**
15'1" x 13'3" (4.60 x 4.04)
- BEDROOM THREE**
14'4" x 9'8" (4.38 x 2.95)
- BATHROOM**
8'8" x 7'11" (2.65 x 2.43)
- WC**
- BEDROOM FOUR**
8'5" x 12'0" (2.59 x 3.66)
- GARAGE**
8'8" x 17'9" (2.65 x 5.42)
- COUNCIL TAX - BAND E**
2025/2026 £2666

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.

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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