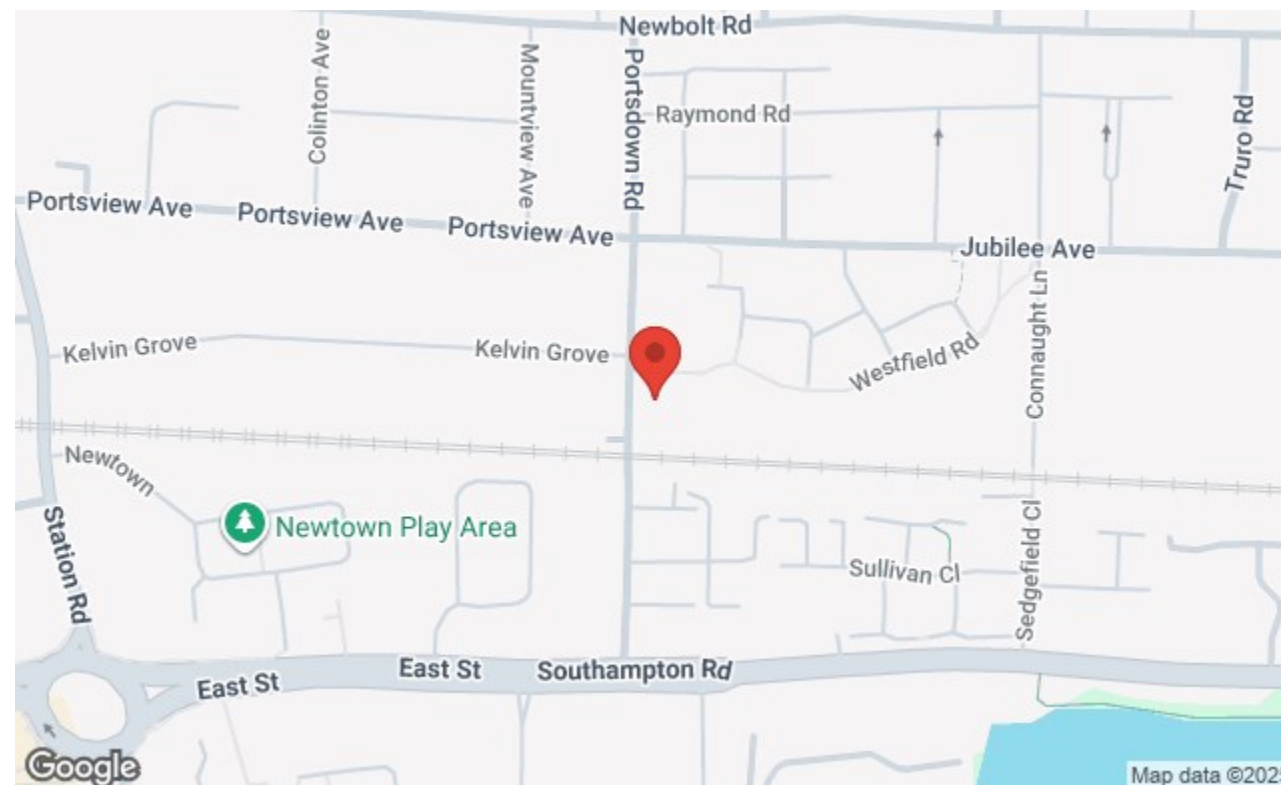


Portsdown Road, Portsmouth, PO6

Approximate Area = 1100 sq ft / 102.1 sq m
Outbuilding = 157 sq ft / 14.5 sq m
Total = 1257 sq ft / 116.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1372828



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Asking Price £350,000

Portsdown Road, Portsmouth PO6 4QH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ SEMI DETACHED
- ❖ THREE BEDROOMS
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ FITTED KITCHEN
- ❖ LOUNGE/DINER
- ❖ DOWNSTAIRS W.C.
- ❖ LARGE WORKSHOP TO REAR
- ❖ PORCHESTER BORDER
- ❖ GREAT FIRST TIME BUY

Nestled on the charming Portsdown Road in Portsmouth, this delightful three-bedroom semi-detached family home presents an excellent opportunity for first-time buyers or savvy investors. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, creating a warm and inviting atmosphere.

The home features three comfortable bedrooms, ensuring plenty of room for family or guests. Additionally, there is a conveniently located downstairs W.C., enhancing the practicality of the

living space.

One of the standout features of this property is the large workshop located at the rear, offering endless possibilities for hobbies, storage, or even a home office. The absence of an onward chain simplifies the buying process, making it easier for you to move in and start enjoying your new home.

With its appealing layout and potential, this property is not to be missed. Whether you are looking to settle down in a friendly community or seeking a promising investment, this home on Portsdown Road is sure to meet your needs.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
FRONT RECEPTION
13'8" x 9'10" (4.19 x 3.02)

LOUNGE/DINER
15'5" x 12'9" (4.72 x 3.91)

KITCHEN
11'9" x 10'11" (3.60 x 3.35)

W.C.

LANDING

BEDROOM 1
19'10" x 10'0" (6.05 x 3.06)

EN-SUITE
5'8" x 5'6" (1.73 x 1.69)

BEDROOM 2
11'11" x 10'0" (3.64 x 3.06)

BEDROOM 3
8'11" x 7'3" (2.73 x 2.21)

BATHROOM
9'6" x 5'1" (2.92 x 1.57)

WORKSHOP
15'9" x 9'11" (4.82 x 3.03)

GARDEN

COUNCIL TAX BAND B
£1696

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		



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

