£440,000

Holdenby Court, Portsmouth PO3 5US

HIGHLIGHTS

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- OFF ROAD PARKING
- GARAGE
- SPACIOUS REAR GARDEN
- GREAT ACCESS TO TRANSPORT LINKS
- CLOSE TO LOCAL SHOPS
- PERFECT FAMILY HOME
- CALL TO ARRANGE INTERNAL VIEWING

Situated in the highly desirable residential area of Holdenby Court within Anchorage Park, this impressive detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

The property comprises four well-proportioned bedrooms, including a generous master bedroom benefitting from its own en-suite shower room. The additional bedrooms provide ample space for family members, guests, or a home office setup, complemented by a well-appointed family bathroom.

The ground floor accommodation is designed to offer both comfort and practicality, with bright and airy living spaces ideal for relaxing and entertaining.

Externally, the property continues to impress with off-road parking, a garage, and a spacious rear garden—perfect for outdoor dining, children's play, or simply enjoying a private and peaceful setting.

Further benefits include excellent access to local transport links, making commuting straightforward, as well as being conveniently located close to a range of local shops and amenities.

This property represents a perfect family home in a popular and well-connected location.

Early viewing is highly recommended — please call today to arrange your internal viewing.

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

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www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

DRIVEWAY

DOWNSTAIRS WC

LIVING ROOM
14'7" x 11'6" (4.47 x 3.53)

DINING ROOM
14'7" x 9'2" (4.45 x 2.80)

KITCHEN
15'8" x 8'9" (4.80 x 2.67)

CONSERVATORY
9'6" x 7'8" (2.90 x 2.34)

GARDEN

FIRST FLOOR

BEDROOM ONE
12'5" x 8'7" (3.81 x 2.62)

EN-SUITE

BEDROOM TWO
11'8" x 8'5" (3.58 x 2.59)

BEDROOM THREE
9'6" x 9'0" (2.90 x 2.75)

BEDROOM FOUR
8'9" x 7'4" (2.67 x 2.24)

BATHROOM

Portsmouth Council Tax
The local authority is Portsmouth City Council.

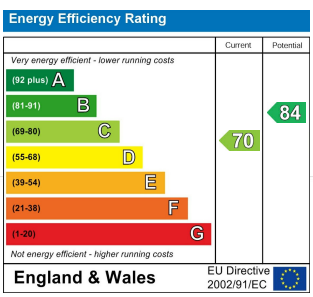
BAND : E

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.

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.

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.

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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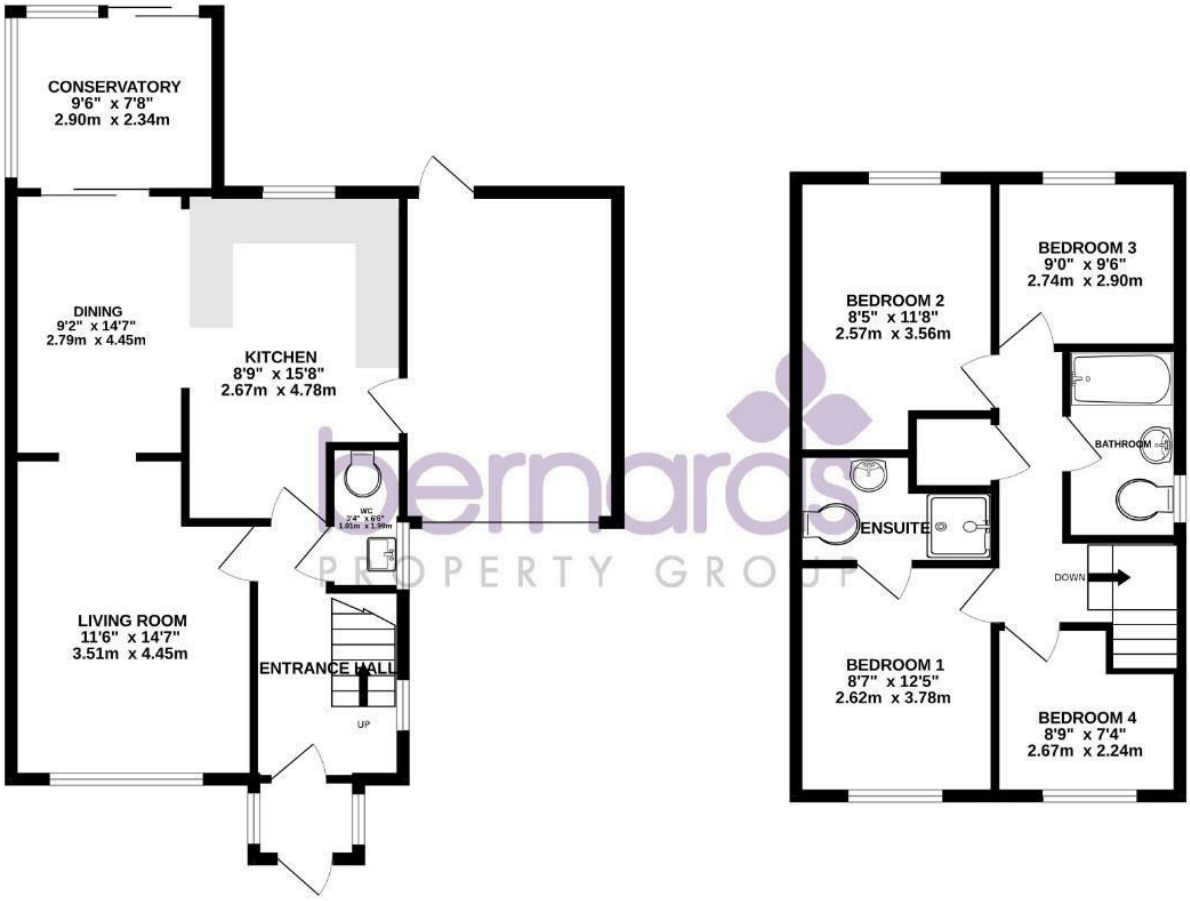
GROUND FLOOR

1ST FLOOR



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PROPERTY GROUP

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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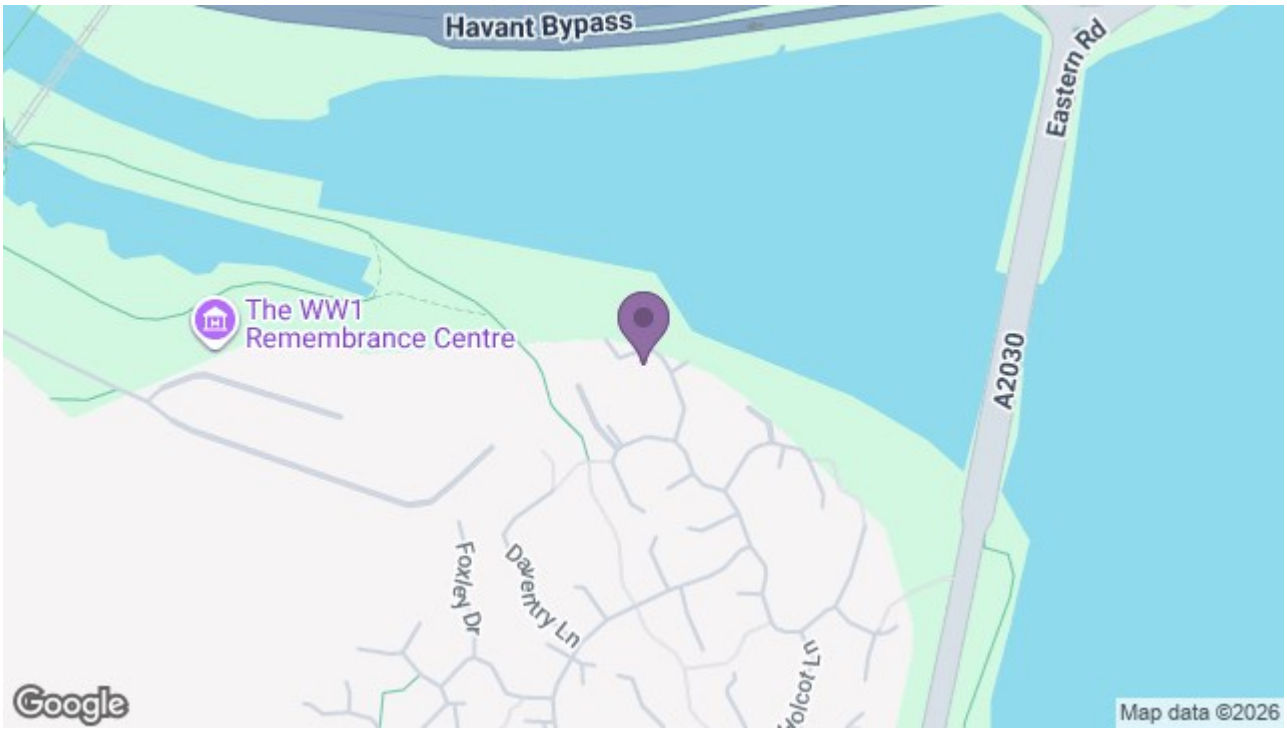

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