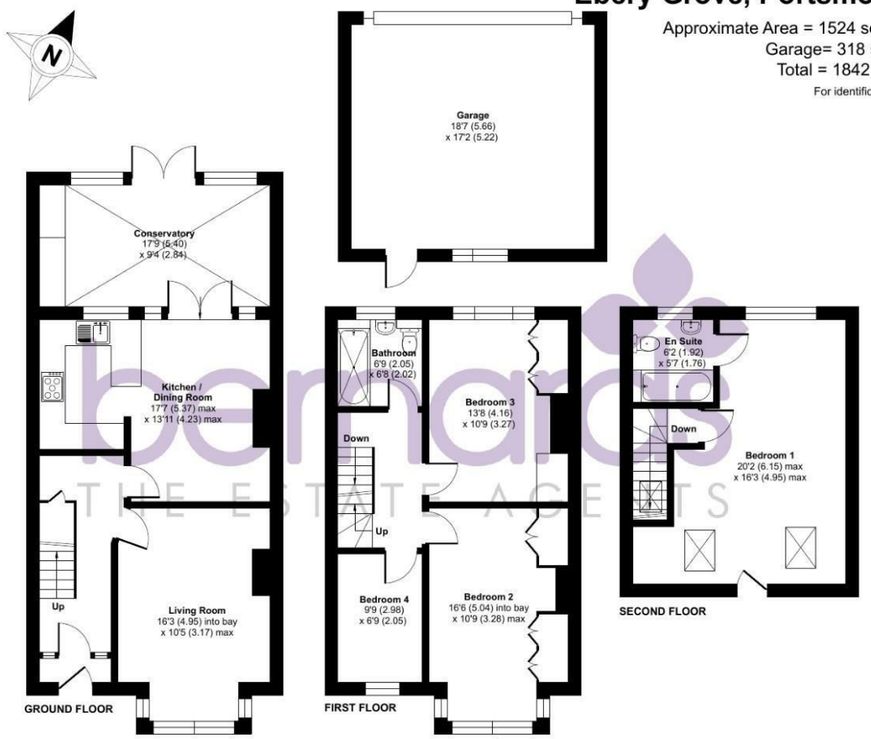
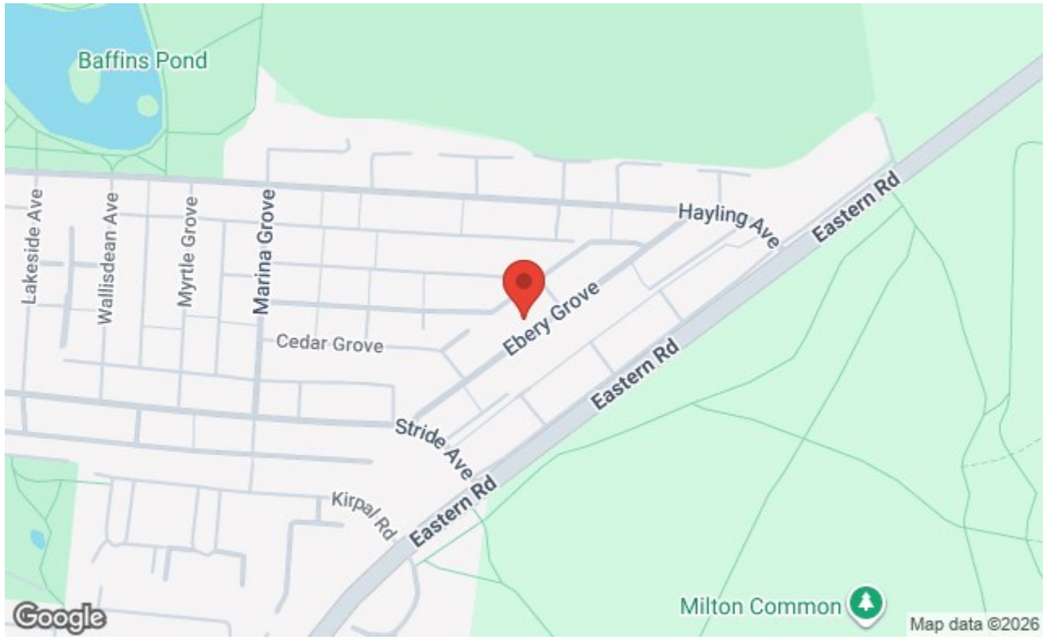
# Ebery Grove, Portsmouth, PO3

Approximate Area = 1524 sq ft / 141.5 sq m
Garage= 318 sq ft / 29.5 sq m
Total = 1842 sq ft / 171 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1417055




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

FOR SALE

## Offers Over £360,000

Ebery Grove, Portsmouth PO3 6HG

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## HIGHLIGHTS

- END TERRACED HOUSE
- DOUBLE BAY & FORECOURT
- FOUR BEDROOMS & EN-SUITE TO MASTER
- GOOD ACCESS TRANSPORT LINK
- OPEN PLANNED KITCHEN/DINER
- GARAGE TO REAR
- GREAT FAMILY HOME
- CLOSE TO SCHOOLS/COLLEGE
- DAMP PROOF COURSE WITHIN GROUND FLOOR (EXCLUDING KITCHEN)
- NEW BOILER & ELECTRICS 5 YEARS AGO

Located in the highly sought-after area of Ebery Grove, Baffins, this delightful four-bedroom end-terrace home offers generous living space, making it ideal for families or those in need of additional room for guests or a home office.

The ground floor provides spacious and versatile accommodation, including a welcoming living room, a bright conservatory, and an open-plan kitchen/diner, creating the perfect setting for family life, entertaining guests, or hosting gatherings.

Upstairs, the property benefits from four well-proportioned bedrooms and two modern bathrooms, offering both comfort and convenience for busy households.

Ebery Grove is a popular residential location known for its friendly community atmosphere and excellent access to local amenities, including shops, well-regarded schools, and nearby parks. The area is particularly appealing for families and professionals seeking a well-connected yet peaceful neighbourhood.

This property represents a fantastic opportunity to create a home tailored to your lifestyle. With its generous living space, flexible layout, and prime location, it is not to be missed.

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

# PROPERTY INFORMATION

**PORCH**

**LIVING ROOM**
16'2" x 10'4" (4.95 x 3.17)

**KITCHEN/DINING ROOM**
17'7" x 13'10" (5.37 x 4.23)

**CONSERVATORY**
17'8" x 9'3" (5.40 x 2.84)

**GARDEN**

**GARAGE**
18'6" x 17'1" (5.66 x 5.22)

**FIRST FLOOR**

**BEDROOM TWO**
16'6" x 10'9" (5.04 x 3.28)

**BEDROOM THREE**
13'7" x 10'8" (4.16 x 3.27)

**BEDROOM FOUR**
9'9" x 6'8" (2.98 x 2.05)

**FAMILY BATHROOM**
6'8" x 6'7" (2.05 x 2.02)

**SECOND FLOOR**

**BEDROOM ONE**
20'2" x 16'2" (6.15 x 4.95)

**EN-SUITE**
6'3" x 5'9" (1.92 x 1.76)

**PORTSMOUTH COUNCIL TAX**
The local authority is Portsmouth City Council.

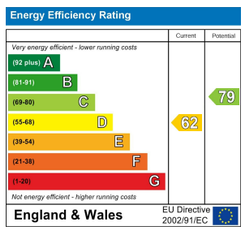
BAND : C

**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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