

Price £385,000

Elmwood Road, Portsmouth PO2  
9QL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEMI-DETACHED HOME
- ❖ THREE BEDROOMS
- ❖ SHARED DRIVE TO GARAGE
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLANNED KITCHEN/DINING
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS WC
- ❖ DESIRABLE LOCATION
- ❖ CLOSE TO LOCAL SCHOOLS,
- ❖ NURSERIES & TRANSPORT LINKS
- ❖ CONTACT TODAY TO VIEW!

Nestled in the sought-after area of Elmwood Road, Portsmouth, this charming semi-detached house offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

The semi-detached design ensures a sense of privacy while still being part of a friendly community. The shared drive and garage add to the convenience of this home, making

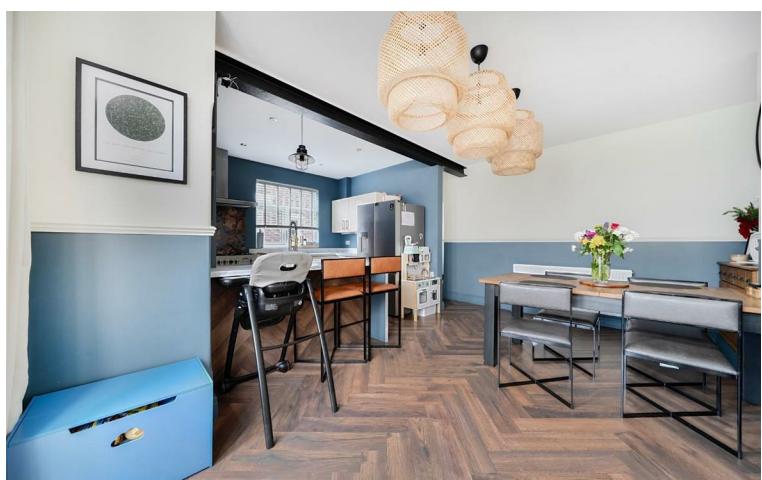
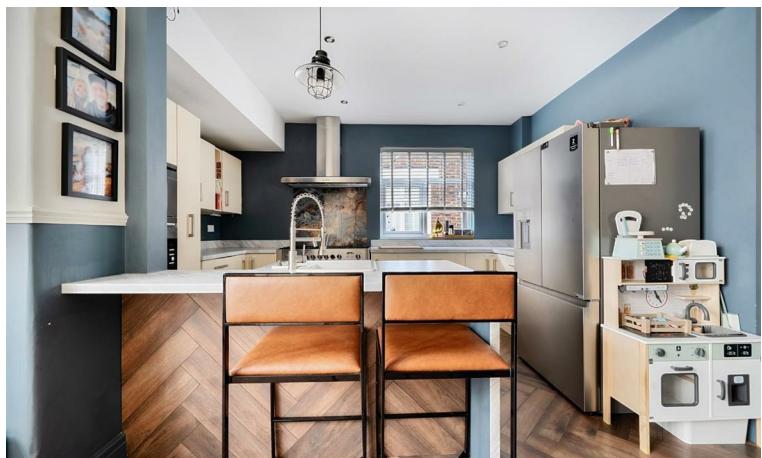
parking and storage hassle-free.

Elmwood Road is known for its desirable location, providing easy access to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

This property is perfect for anyone seeking a blend of comfort, convenience, and community spirit. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'0" x 12'3" (4.29 x 3.74)

## DINING ROOM

16'3" x 9'6" (4.97 x 2.91)

## KITCHEN

13'6" x 8'8" (4.12 x 2.66)

## CONSERVATORY

14'10" x 6'11" (4.53 x 2.11)

## DOWNSTAIRS WC

## GARDEN

## GARAGE

21'7" x 8'2" (6.60 x 2.51)

## FIRST FLOOR

### BEDROOM ONE

14'2" x 11'8" (4.34 x 3.58)

### BEDROOM TWO

13'11" x 11'1" (4.25 x 3.38)

### BEDROOM THREE

7'10" x 7'5" (2.41 x 2.27)

### FAMILY BATHROOM

8'2" x 7'1" (2.50 x 2.18)

### Portsmouth Council Tax

The local authority is Portsmouth City Council.

Band D

Portsmouth City Council: £1,817.62

Police and Crime Commissioner: £275.46

Hampshire & Isle of Wight Fire & Rescue: £87.84

Total Council Tax charge: £2,180.92

### 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

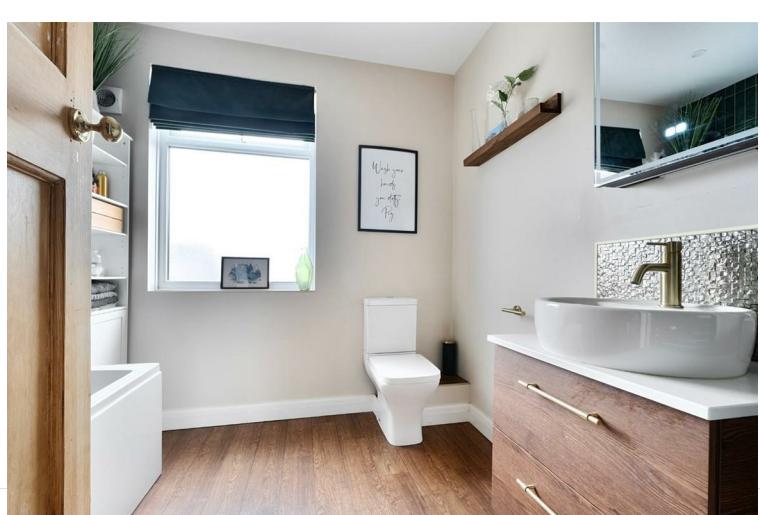
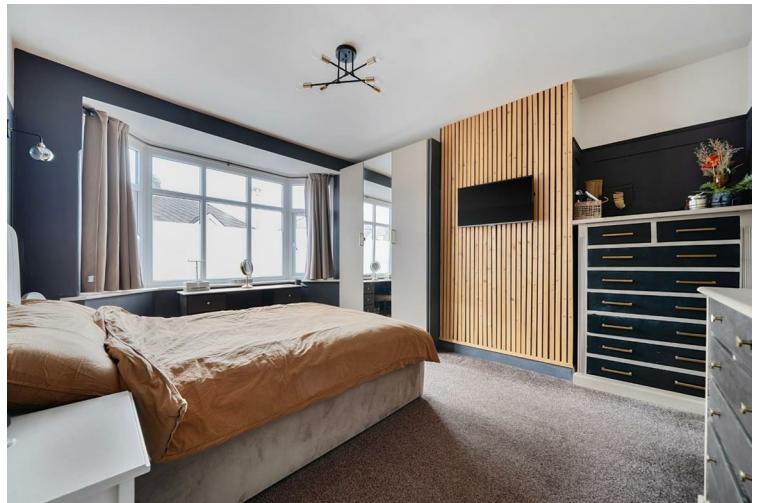
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## 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

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			
England & Wales		EU Directive 2002/91/EC	

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# Elmwood Road, Portsmouth, PO2

Approximate Area = 1265 sq ft / 117.5 sq m

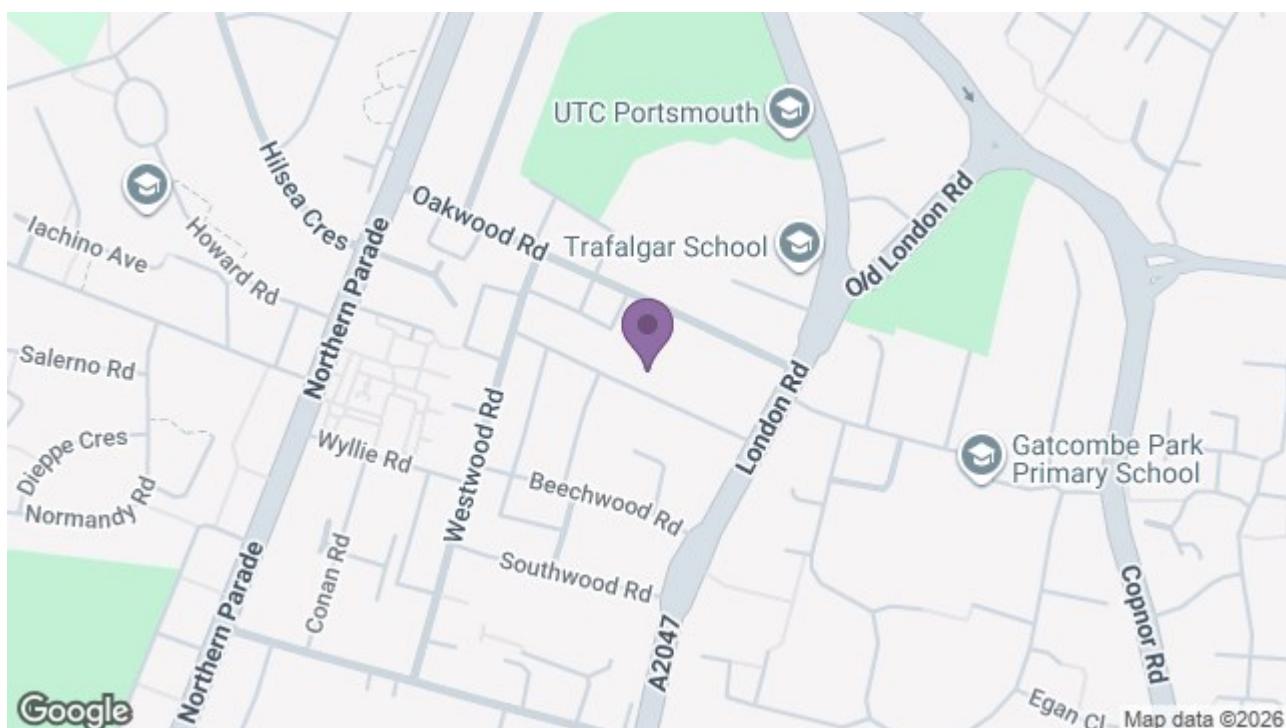
Garage = 178 sq ft / 16.5 sq m

Total = 1443 sq ft / 134 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). © ntchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1409999



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