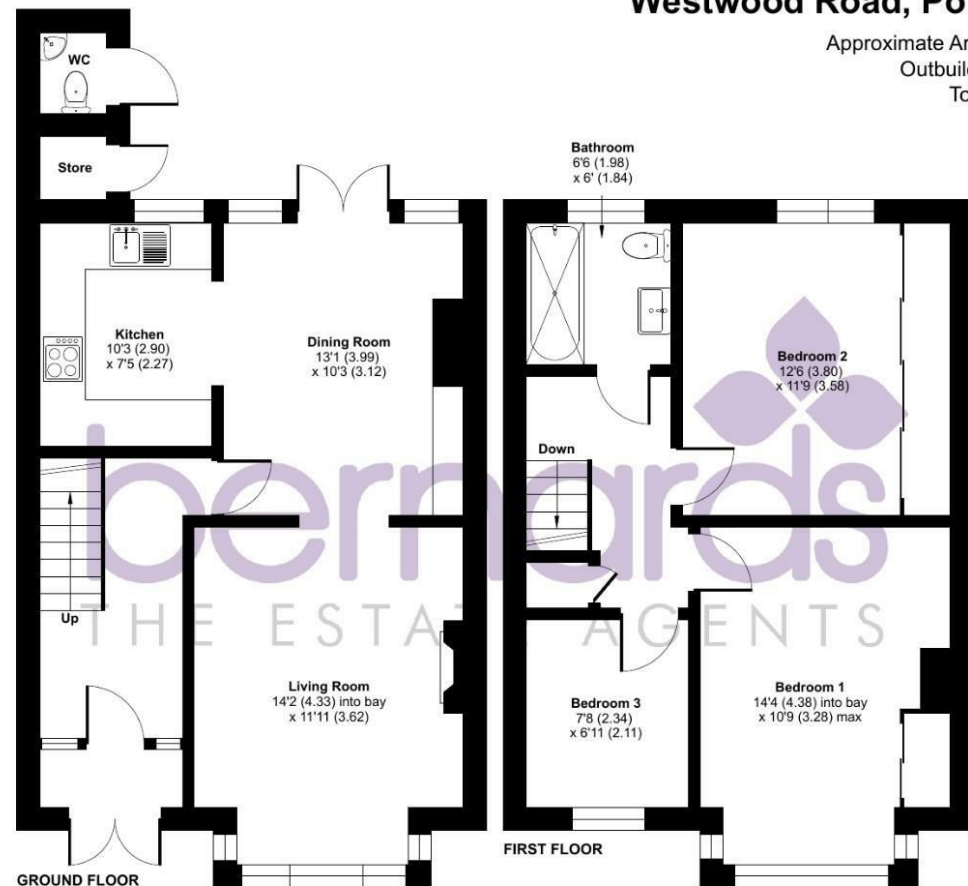


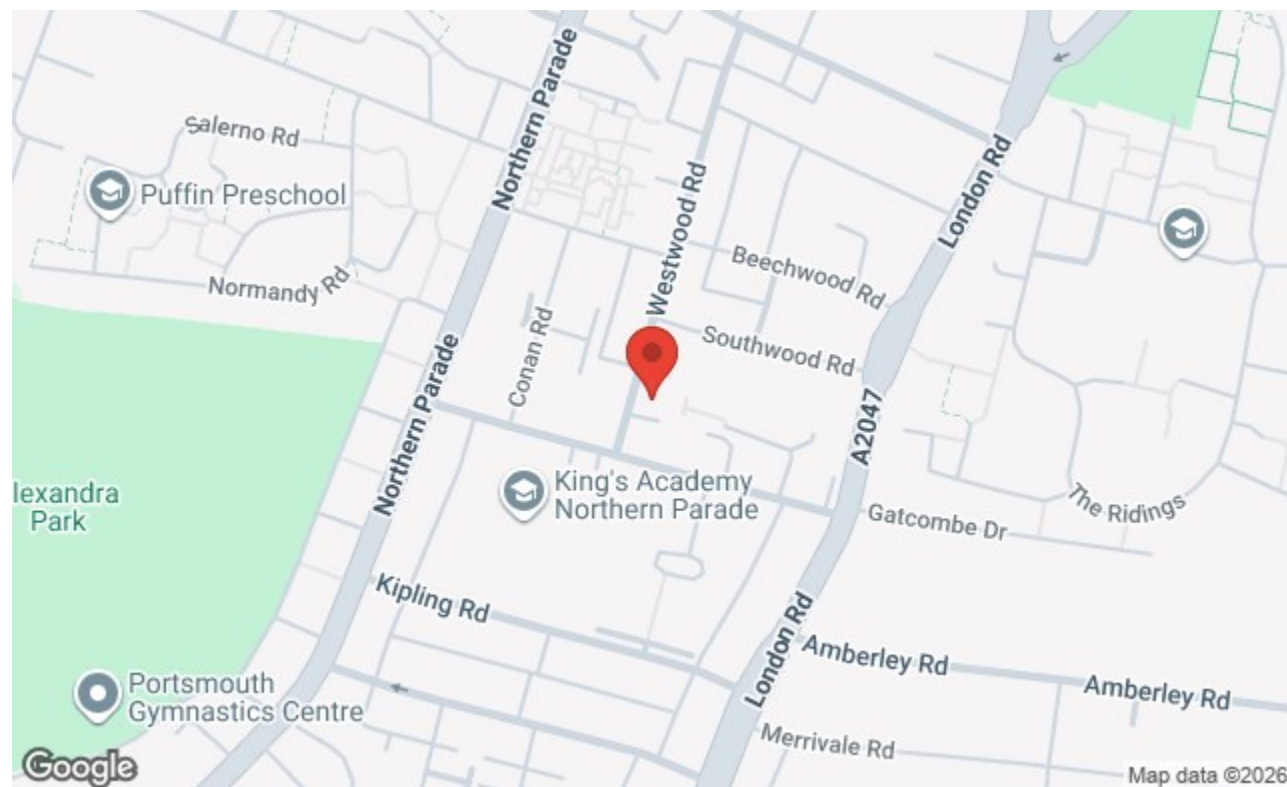


### Westwood Road, Portsmouth, PO2

Approximate Area = 936 sq ft / 86.9 sq m  
Outbuildings = 17 sq ft / 1.5 sq m  
Total = 953 sq ft / 88.4 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). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1429940



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



## Offers Over £270,000

### Westwood Road, Portsmouth PO2 9QH



\*\* Guide price £270,000 - 275,000 \*\*

### HIGHLIGHTS

- GREAT FAMILY HOME IN A SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- REAR ENCLOSED GARDEN
- MODERN KITCHEN
- MODERN FAMILY BATHROOM
- MASTER BEDROOM WITH STORAGE
- IDEAL FOR FIRST TIME BUYERS
- ENTRANCE PORCH AND FORECOURT
- CALL TODAY TO VIEW

Positioned in the sought-after location of Hilsea, Westwood Road presents an excellent opportunity for both first-time buyers and those looking to move to a new home. This charming house boasts three well-proportioned bedrooms, making it ideal for families or individuals seeking extra space. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home.

The upstairs family bathroom is conveniently located, providing easy access for all residents. The house is situated close to public schools, ensuring

that families have access to quality education options. Additionally, the nearby transport links and motorways make commuting a breeze, connecting you effortlessly to the wider Portsmouth area and beyond.

With plenty of potential, this property invites you to put your own stamp on it, whether through modernisation or personal touches. The combination of its desirable location, spacious layout, and the opportunity for enhancement makes this home a fantastic choice for anyone looking to settle in a vibrant community. Don't miss the chance to explore what Westwood Road has to offer; it could be the perfect place for you to call home.

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



# PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LIVING ROOM**  
14'2" x 11'10" (4.33 x 3.62)
- DINING ROOM**  
13'1" x 10'2" (3.99 x 3.12)
- KITCHEN**  
9'6" x 7'5" (2.90 x 2.27)
- STORE**
- W/C**
- FIRST FLOOR LANDING**
- BEDROOM ONE**  
14'4" x 10'9" (4.38 x 3.28)
- BEDROOM TWO**  
12'5" x 11'8" (3.80 x 3.58)
- BATHROOM**  
6'5" x 6'0" (1.98 x 1.84)
- BEDROOM THREE**  
7'8" x 6'11" (2.34 x 2.11)

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.

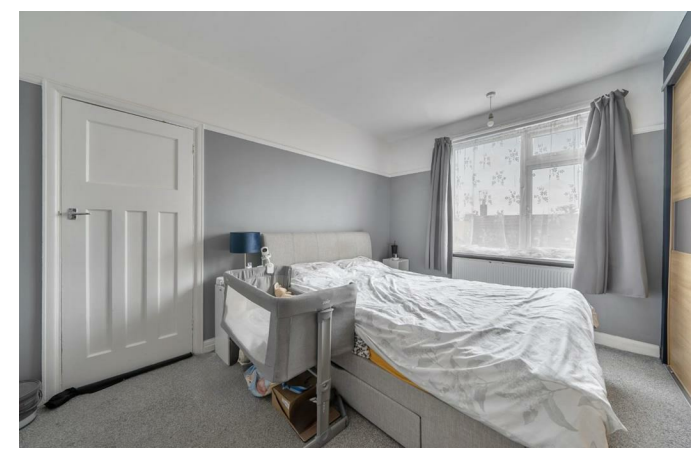
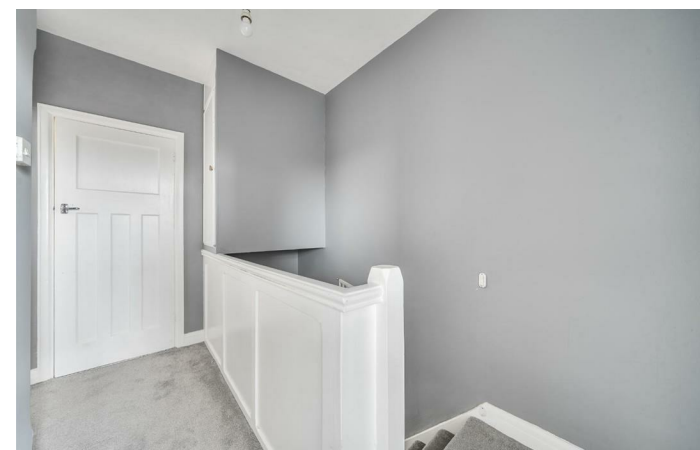
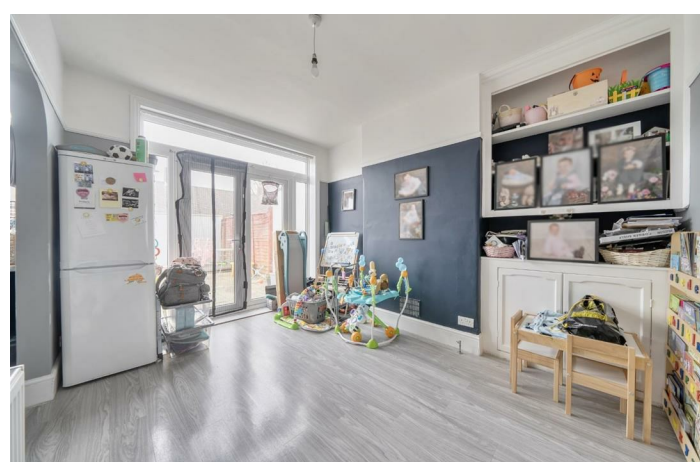
**ANTI-MONEY LAUNDERING**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking 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

**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.

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

**BAND : C**

**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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) <b>A</b>	86
(69-81) <b>B</b>	
(55-68) <b>C</b>	
(45-54) <b>D</b>	
(39-44) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	75

EU Directive 2002/91/EC  
England & Wales



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