

Guide Price £240,000

Emsworth Road, Portsmouth PO2  
7HJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ FITTED KITCHEN
- ❖ OPEN PLAN LOUNGE
- ❖ MODERN BATHROOM
- ❖ EAST FACING GARDEN
- ❖ CLOSE TO HIGH STREET
- ❖ GOOD ACCESS TO M275
- ❖ IDEAL FIRST HOME
- ❖ IDEAL INVESTMENT

Nestled on Emsworth Road in the vibrant city of Portsmouth, this charming house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by a practical entrance porch, ideal for storing shoes and coats. The heart of the home is the spacious open plan lounge and dining area, providing an inviting space for relaxation and entertaining.

The property boasts a contemporary fitted kitchen, designed to meet the needs of modern life, seamlessly leading to a stylish three-piece bathroom that adds a touch of luxury. Upstairs, you will find three generously

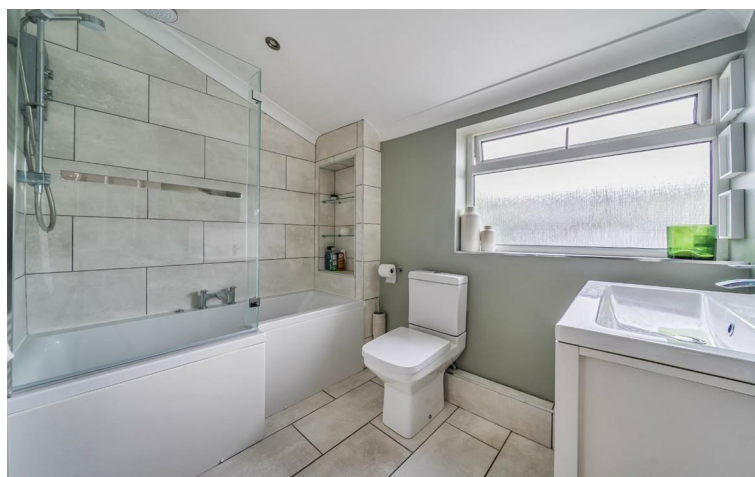
sized bedrooms, each offering ample space for rest and personalisation, making it perfect for families or those seeking extra room.

The outdoor space is equally impressive, featuring a well-maintained garden that is laid to lawn, providing a wonderful area for outdoor activities or simply enjoying the fresh air. This property is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Portsmouth. With its modern amenities and spacious layout, this house is sure to appeal to a variety of buyers looking for a place to call home.

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







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





# PROPERTY INFORMATION

**LOUNGE/DINER**  
23'4" x 13'1" (7.13 x 4)

**KITCHEN**  
10'6" x 8'5" (3.21 x 2.58)

**BATHROOM**  
9'0" x 6'2" (2.75 x 1.88)

**BEDROOM ONE**  
12'11" x 11'7" (3.96 x 3.55)

**BEDROOM TWO**  
11'4" x 9'10" (3.46 x 3)

**BEDROOM THREE**  
10'4" x 8'2" (3.15 x 2.50)

**Portsmouth Council Tax**  
The local authority is Portsmouth City Council.

**BAND : B**

**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.

**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.

**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.

**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



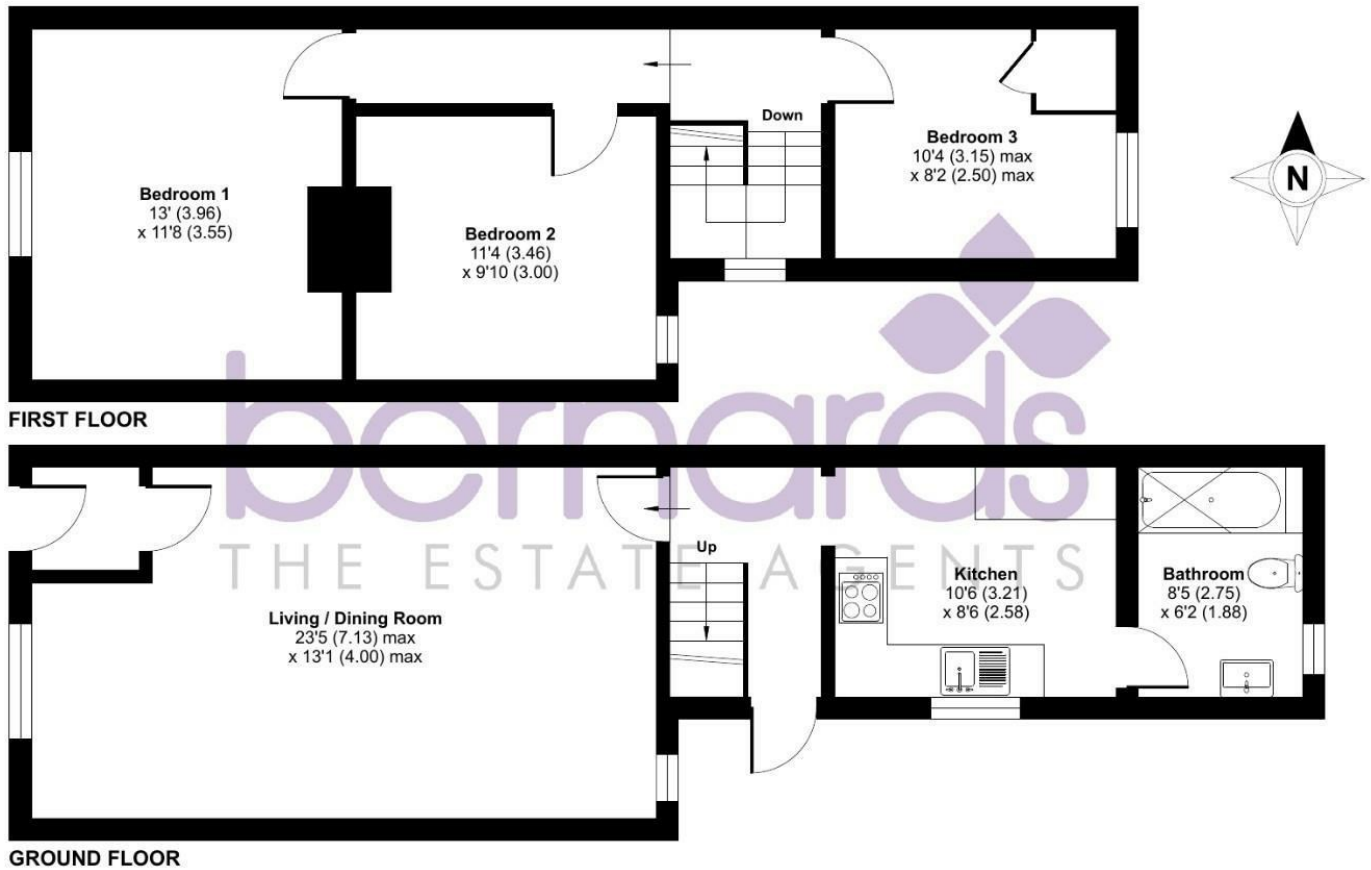
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



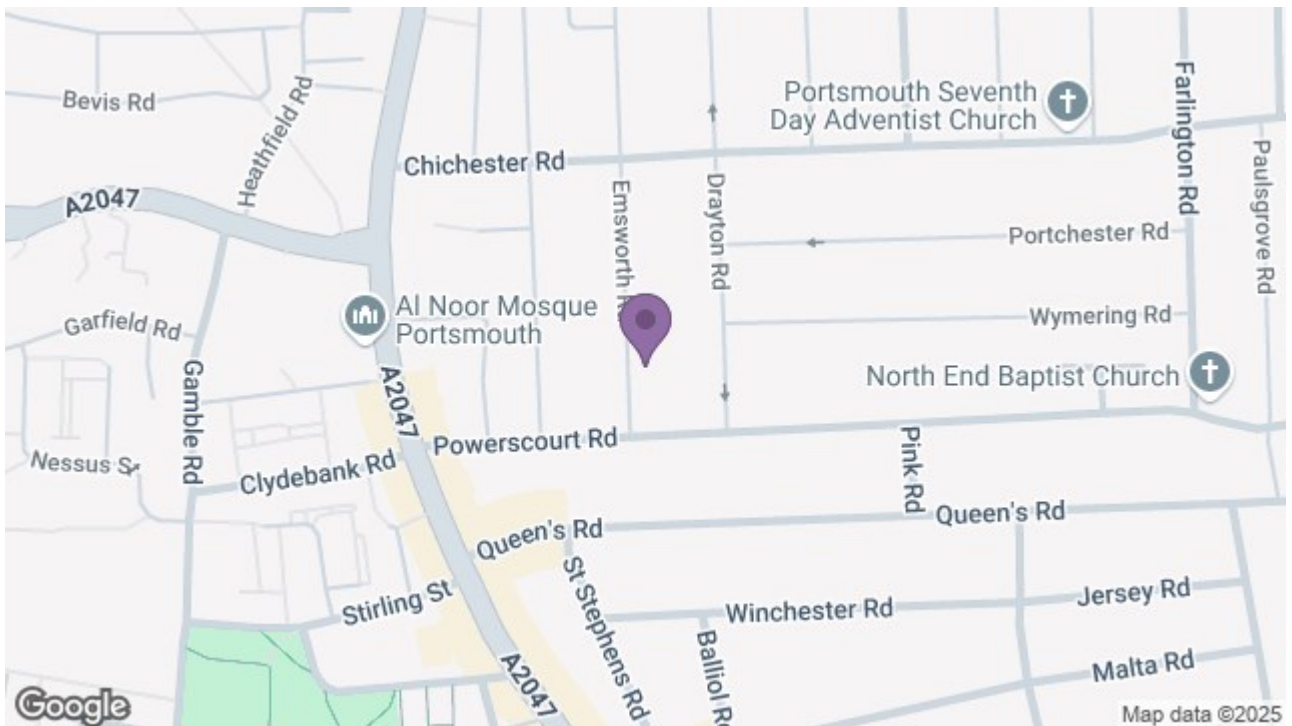
## Emsworth Road, Portsmouth, PO2

Approximate Area = 990 sq ft / 91.9 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1331518



129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

