

£425,000

Elmwood Road, Portsmouth PO2
9QL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ END-OF-TERRACE
- ◆ FOUR BEDROOMS
- ◆ PARKING + GARAGE.
- ◆ KITCHEN DINER WITH ISLAND
- ◆ GARDEN OFFICE
- ◆ EN-SUITE TO MASTER BEDROOM
- ◆ WALK IN WARDROBE TO MASTER
- ◆ UTILITY ROOM
- ◆ THREE RECEPTION ROOMS
- ◆ CALL NOW TO VIEW!

Nestled on Elmwood Road in the vibrant city of Portsmouth, this charming house offers a perfect blend of modern living and spacious comfort. As you approach the property, you will appreciate the convenience of a driveway and garage, providing ample parking for two vehicles.

Upon entering through the extended porch, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor features a utility room and a convenient W.C., leading you to an impressive L-shaped kitchen/diner. This delightful space is enhanced by a large skylight and bi-fold doors that open seamlessly to the garden, creating an ideal setting for both family meals and entertaining guests.

The open-plan reception rooms, which have been thoughtfully combined, bathe in natural light, offering a warm and inviting atmosphere for social gatherings. The rear garden is notably larger than others in the area, thanks to the side garage, and boasts a good-sized lawn along with a charming summer house that can serve as

an office or a peaceful retreat. Additionally, the garden benefits from rear access to the garage, adding to its practicality.

Moving upstairs, the first floor comprises a family bathroom and two generously sized double bedrooms, alongside a single room, perfect for children or guests. The second floor is dedicated to the master bedroom, which features an en-suite bathroom and a walk-in wardrobe, providing a luxurious touch to your private space.

This property is an excellent opportunity for families seeking a spacious home in a desirable location, combining modern amenities with a welcoming atmosphere. Don't miss the chance to make this delightful house your new home.

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





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PROPERTY INFORMATION

ENTRANCE HALLWAY

UTILITY ROOM

5'2" x 3'4" (1.58 x 1.02)

W.C

KITCHEN/DINER

19'10" x 15'0" (6.06 x 4.59)

DINING ROOM/SECOND LOUNGE

13'3" x 12'2" (4.04 x 3.72)

LOUNGE

13'3" x 12'9" (4.04 x 3.91)

BEDROOM ONE

17'9" x 12'0" (5.42 x 3.66)

EN-SUITE

5'0" x 4'10" (1.53 x 1.49)

BEDROOM TWO

14'7" x 12'9" (4.47 x 3.90)

BEDROOM THREE

12'9" x 12'5" (3.90 x 3.79)

BATHROOM

7'2" x 6'1" (2.19 x 1.87)

BEDROOM FOUR

8'5" x 7'3" (2.57 x 2.22)

SUMMER HOUSE/OFFICE

7'9" x 7'8" (2.37 x 2.36)

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	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Elmwood Road, Portsmouth, PO2

Approximate Area = 1560 sq ft / 144.9 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Garage = 157 sq ft / 14.5 sq m

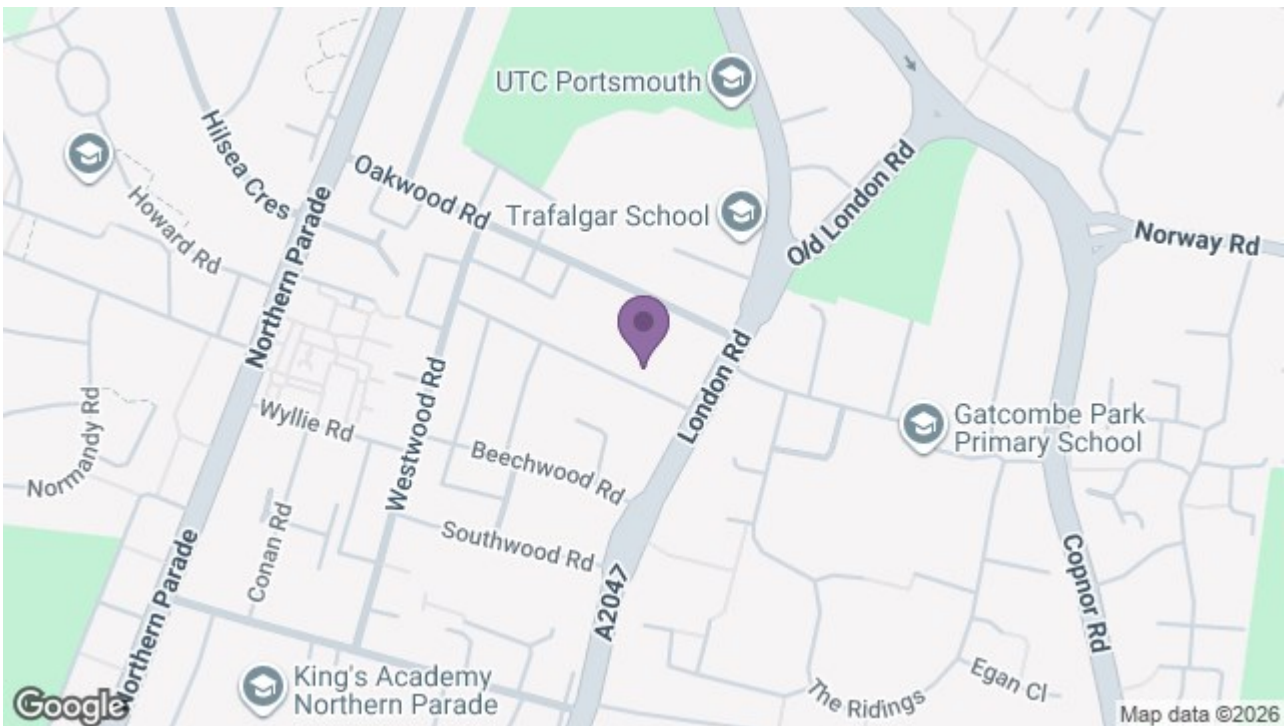
Outbuilding = 57 sq ft / 5.2 sq m

Total = 1892 sq ft / 175.5 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). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1405640



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