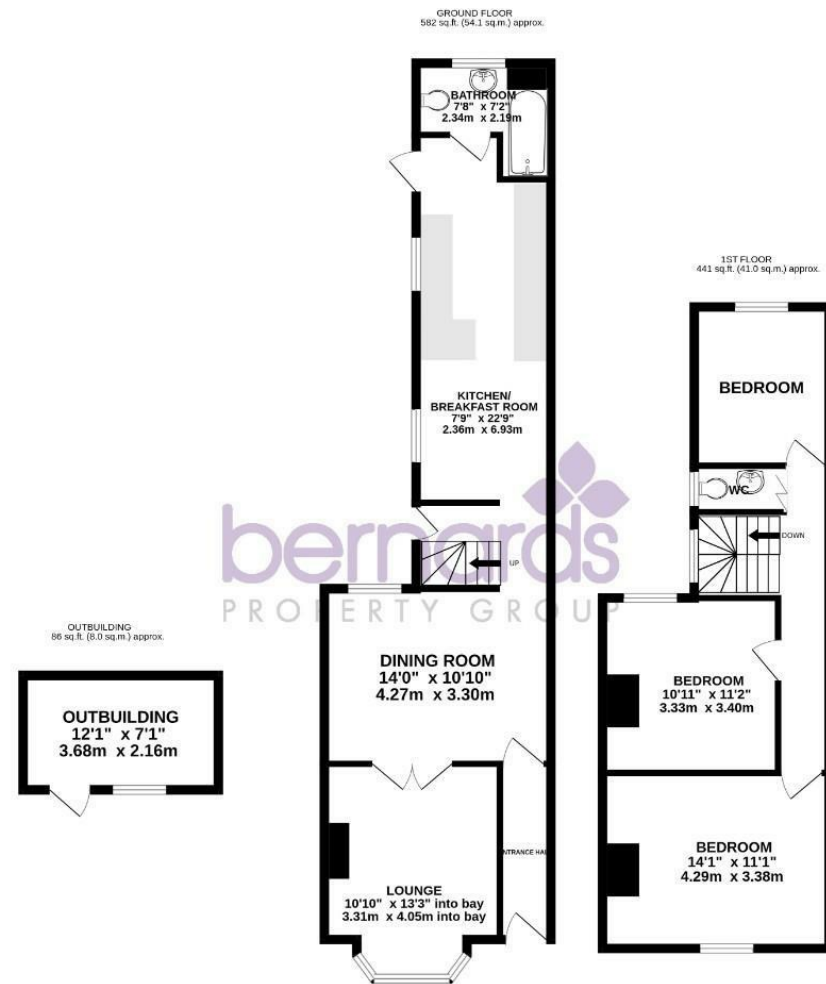


FOR SALE

Offers Over £240,000

Emsworth Road, Portsmouth PO2 7HJ

bernards  
THE ESTATE AGENTS



3 2 2

### HIGHLIGHTS

- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ 22FT KITCHEN
- ❖ MODERN BATHROOM
- ❖ UPSTAIRS WC
- ❖ WEST FACING GARDEN
- ❖ OUTBUILDING
- ❖ RECENTLY RENOVATED
- ❖ NO FORWARD CHAIN

Located in Emsworth Road, this recently renovated house offers a delightful blend of modern living and spacious comfort. With two inviting reception rooms, the property is perfect for both relaxation and entertaining. The open plan lounge diner is bathed in natural light, creating a warm and welcoming atmosphere that is sure to impress guests and family alike.

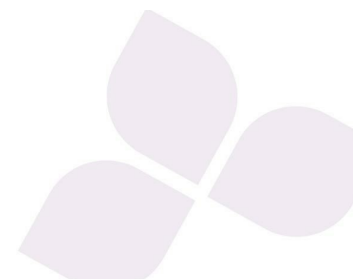
The heart of the home is undoubtedly the expansive 22-foot kitchen diner, which provides ample space for culinary creativity and family gatherings. This well-designed area is ideal for those who enjoy cooking and socialising simultaneously. The modern bathroom adds convenience for busy mornings and

family life. Upstairs, you will find three well-proportioned bedrooms as well as a WC.

One of the standout features of this property is the west-facing garden, which is perfect for enjoying the afternoon sun. The garden also includes an outbuilding, offering versatile options for use as a home office, studio, or additional storage space.

This property is not just a house; it is a home that promises comfort and style in a sought-after location. Whether you are a growing family or looking for a spacious abode, this residence on Emsworth Road is a wonderful opportunity not to be missed.

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



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



# PROPERTY INFORMATION

**LOUNGE**  
10'10" x 13'3" (3.31 x 4.05)

**DINING ROOM**  
14'0" x 10'9" (4.27 x 3.30)

**KITCHEN/BREAKFAST ROOM**  
7'8" x 22'8" (2.36 x 6.93)

**BATHROOM**  
7'8" x 7'2" (2.34 x 2.19)

**BEDROOM ONE**  
14'0" x 11'1" (4.29 x 3.38)

**BEDROOM TWO**  
10'11" x 11'1" (3.33 x 3.40)

**BEDROOM THREE**

**WC**

**OUTBUILDING**  
12'0" x 7'1" (3.68 x 2.16)

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

**BAND : B** £1,696.27

**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. 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 Bernard's 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. Bernard's 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**  
Bernard's 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			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		57	
(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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