

Price £375,000

Elmwood Road, Portsmouth PO2  
9QL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ OFF ROAD PARKING
- ❖ SEMI DETACHED WITH GARAGE
- ❖ THREE BEDROOMS WITH FURTHER LOFT ROOM
- ❖ FAMILY BATHROOM
- ❖ INVITING ENTRANCE HALL AND LIVING ROOM
- ❖ SOUGHT AFTER LOCATION
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ MASTER BEDROOM WITH BAY
- GREAT FAMILY HOME

Located on Elmwood Road in the charming area of Hilsea, Portsmouth, this delightful semi-detached house offers comfort and convenience!

With three well proportioned bedrooms, this property is designed to accommodate the needs of modern family life. Additionally, a versatile loft room provides extra space that can be tailored to your requirements, whether as a playroom, office or storage.

The property boasts a garage to the rear offering additional storage options, which is a valuable asset in this bustling area. The location is particularly appealing, situated in a great family-friendly neighbourhood that is in close proximity to reputable schools and excellent public

transport links. This ensures that commuting and daily errands are both easy and efficient.

With its inviting atmosphere and practical features, this semi-detached house on Elmwood Road is an ideal choice for those seeking a welcoming home in a vibrant community. Whether you are a first-time buyer or looking to settle down with your family, this property presents a wonderful opportunity to create lasting memories in a lovely setting.

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







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# PROPERTY INFORMATION

## PORCH

## ENTRANCE HALL

## LOUNGE

12'4" x 14'7" (3.77 x 4.47)

## DINING ROOM

10'11" x 16'11" (3.33 x 5.17)

## KITCHEN

8'2" x 12'7" (2.51 x 3.85)

## FIRST FLOOR LANDING

## BEDROOM ONE

11'8" x 15'1" (3.58 x 4.62)

## BEDROOM TWO

11'10" x 12'6" (3.62 x 3.82)

## BEDROOM THREE

7'6" x 8'5" (2.29 x 2.59)

## BATHROOM

## LOFT ROOM

11'6" x 12'7" (3.51 x 3.84)

## GARAGE

8'10" x 20'11" (2.71 x 6.4)

## 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

## 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.

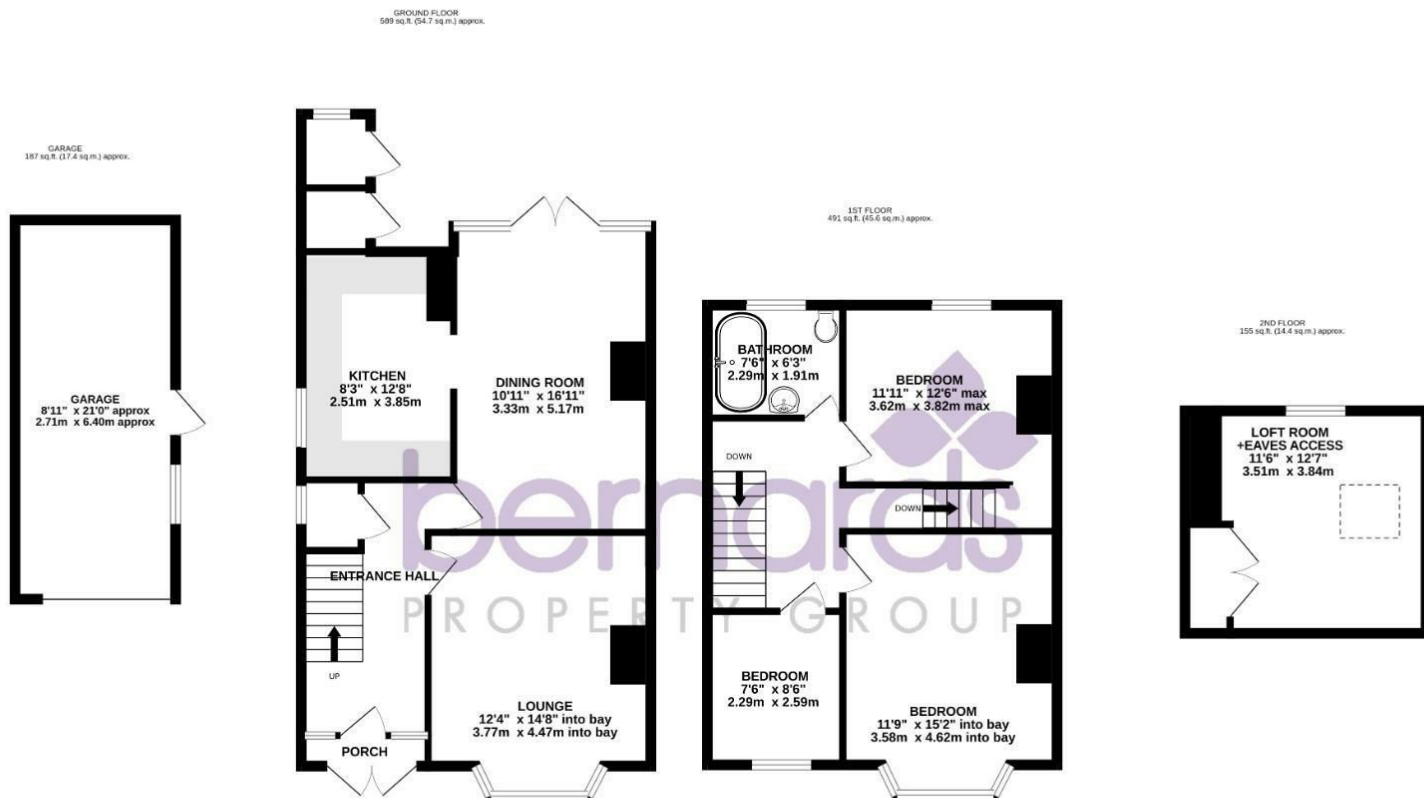
## Conveyancing

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

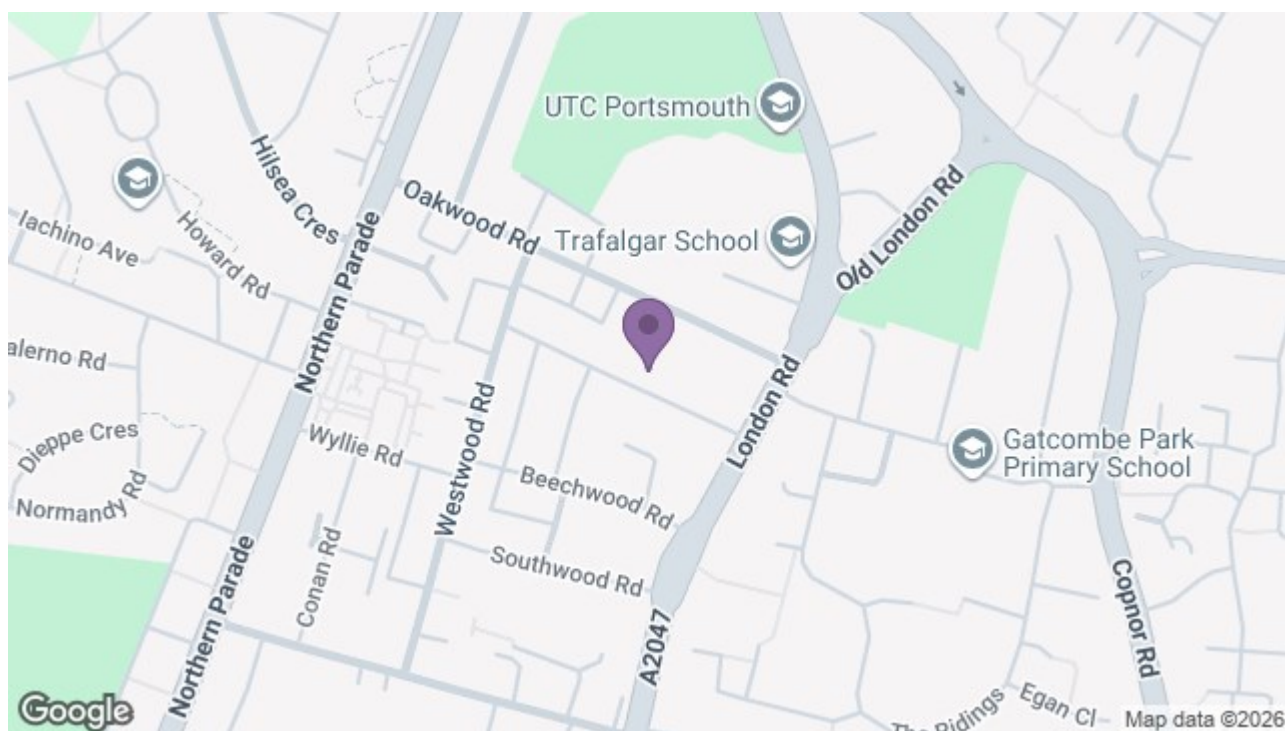




TOTAL FLOOR AREA : 1422 sq.ft. (132.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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