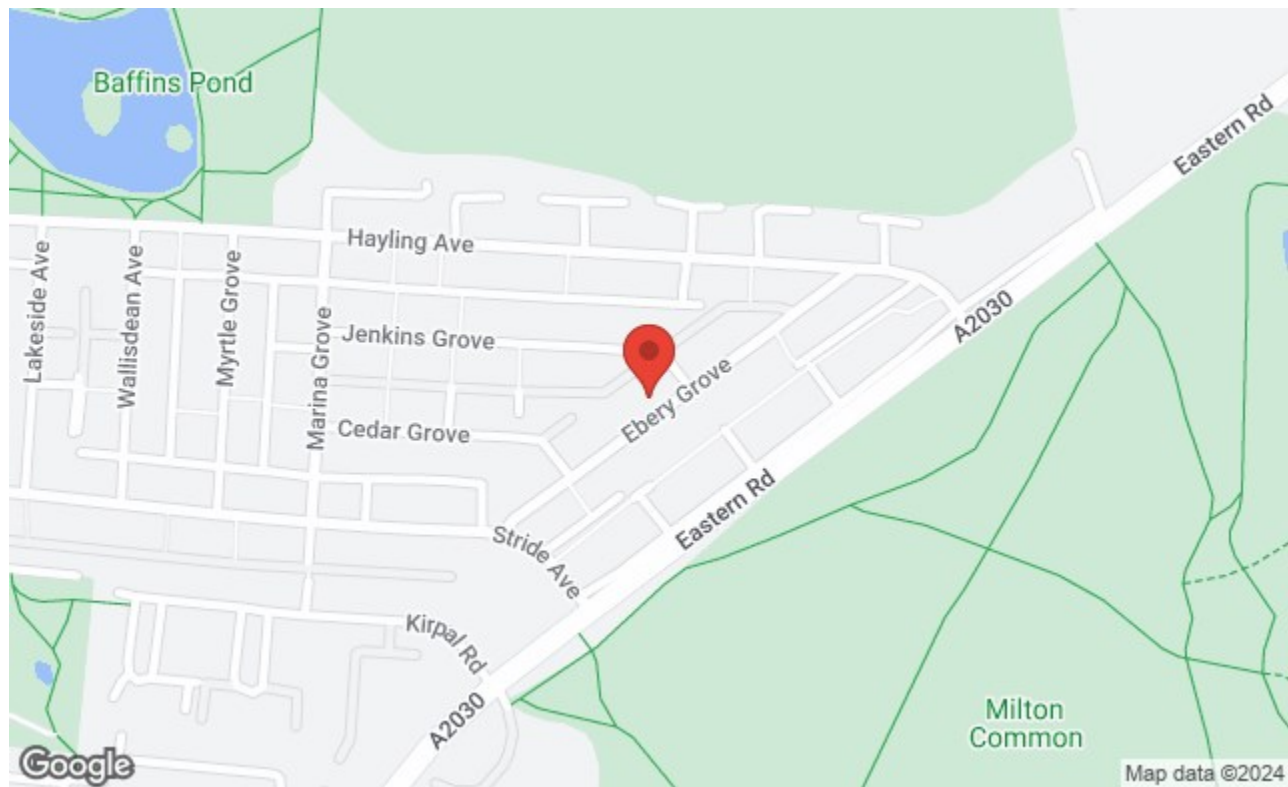


**TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.**

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



**FOR SALE**

Offers Over £300,000

Ebery Grove, Portsmouth PO3 6HG

**bernards**  
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

**HIGHLIGHTS**

- ❖ MID TERRACE HOME
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ FOUR-PIECE FAMILY BATHROOM
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE GARDEN
- ❖ DOUBLE GARAGE TO REAR
- ❖ WELL MAINTAINED
- ❖ GREAT LOCATION
- ❖ CLOSE TO SCHOOLS/COLLEGE

**\*\* DOUBLE GARAGE TO REAR \*\* OFF ROAD PARKING \*\***

We are pleased to bring to the sales market the spacious, three bedroom terraced house situated along Ebery Grove, Baffins. This property has great transport links in and out of the City as well as being close to local schools and Portsmouth College.

This mid terraced house has been well maintained over the years and ready for the next family to move in to and put their own touch on their home! Downstairs benefits form large living room to the front, kitchen and spacious dining room which leads to

the modern conservatory. Upstairs comprises from two large double bedrooms, spacious third single bedroom and the four-piece family bathroom.

Externally, the garden is accessed via the conservatory which is well maintained and low maintenance with the huge double double garage to the rear providing off road parking.

To arrange your internal viewing on this home, please contact the Portsmouth Office on 02392 728090.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk





# PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**  
16'2" x 11'10" (4.95 x 3.63)
- KITCHEN**  
10'0" x 6'11" (3.07 x 2.11)
- DINING ROOM**  
13'5" x 10'4" (4.11 x 3.15)
- CONSERVATORY**  
15'3" x 9'4" (4.67 x 2.86)
- DOWNSTAIRS WC**
- REAR GARDEN**
- DOUBLE GARAGE**  
19'0" x 17'10" (5.81 x 5.44)
- BEDROOM ONE**  
16'2" x 10'9" (4.93 x 3.28)
- BEDROOM TWO**  
13'5" x 10'7" (4.11 x 3.25)
- BEDROOM THREE**  
9'8" x 6'9" (2.97 x 2.08)
- UPSTAIRS BATHROOM**  
10'0" x 6'7" (3.07 x 2.03)

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

**BAND : C – £1,844.85**

**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.

**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.

**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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
86	68
EU Directive 2002/91/EC	
England & Wales	



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02392 728090  
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