

FOR SALE

Offers Over £500,000

Union Road, Portsmouth PO3 6GB

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1506 sq.ft. (139.9 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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HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ FOUR SPACIOUS BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ STUNNING KITCHEN/DINER
- ❖ MODERN THROUGHOUT
- ❖ DOWNSTAIRS WC
- ❖ UTILITY ROOM
- ❖ DRIVEWAY FOR 2 CARS
- ❖ GARAGE
- ❖ FANTASTIC LOCATION

Nestled on Union Road in Portsmouth, this stunning detached house is a true gem waiting to be discovered. Boasting a spacious layout with 1 reception room, 4 bedrooms, and 2 bathrooms, this property offers ample space for a growing family to thrive.

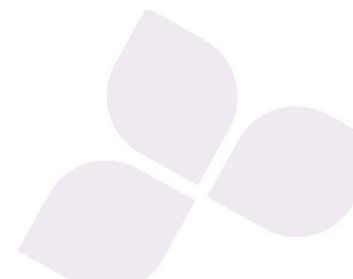
Meticulously maintained since its construction in 2015, this modern abode spans 1,345 sq ft, providing a contemporary and comfortable living environment. The property exudes a sense of elegance and style, making it the perfect backdrop for creating lasting memories with the Family.

Convenience is key with parking

available for up to 3 vehicles along with residents permit parking, ensuring that you and your guests will never have to worry about finding a spot. Situated close to transport links, commuting will be a breeze, while local schools and amenities are just a stone's throw away, adding to the property's appeal.

If you are in search of a beautiful family home that is not only modern throughout but also conveniently located, then look no further. This property on Union Road is a rare find that ticks all the boxes for comfortable and stylish living.

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



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



PROPERTY INFORMATION

PRIVATE DRIVEWAY

GARAGE
18'5" x 9'11" (5.63 x 3.03)

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE
21'5" x 12'11" (6.53 x 3.96)

KITCHEN/DINER
21'5" x 14'8" (6.53 x 4.49)

UTILITY ROOM
6'9" x 6'7" (2.07 x 2.01)

GARDEN

FIRST FLOOR

BEDROOM ONE
13'11" x 12'0" (4.25 x 3.66)

EN-SUITE
7'6" x 3'10" (2.31 x 1.19)

BEDROOM TWO
11'8" x 10'2" (3.56 x 3.10)

DROOM THREE
11'8" x 11'1" (3.56 x 3.38)

BEDROOM FOUR
8'8" x 8'3" (2.65 x 2.53)

FAMILY BATHROOM
7'6" x 6'7" (2.31 x 2.03)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : E – £2,536.66

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.

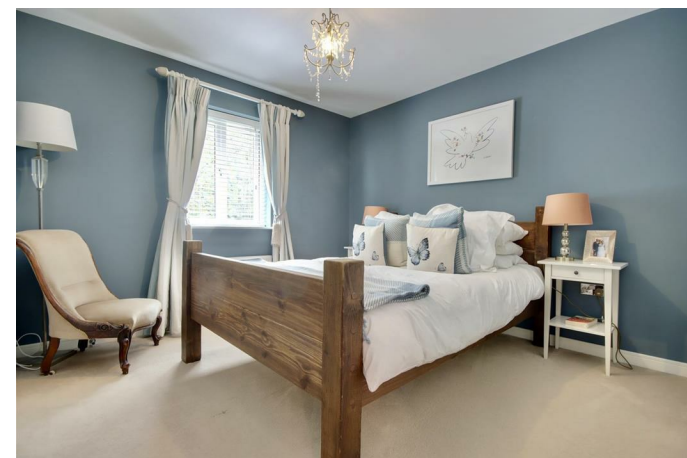
CONVEYANCING

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.

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
84	93
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	
EU Directive 2002/91/EC	
England & Wales	



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