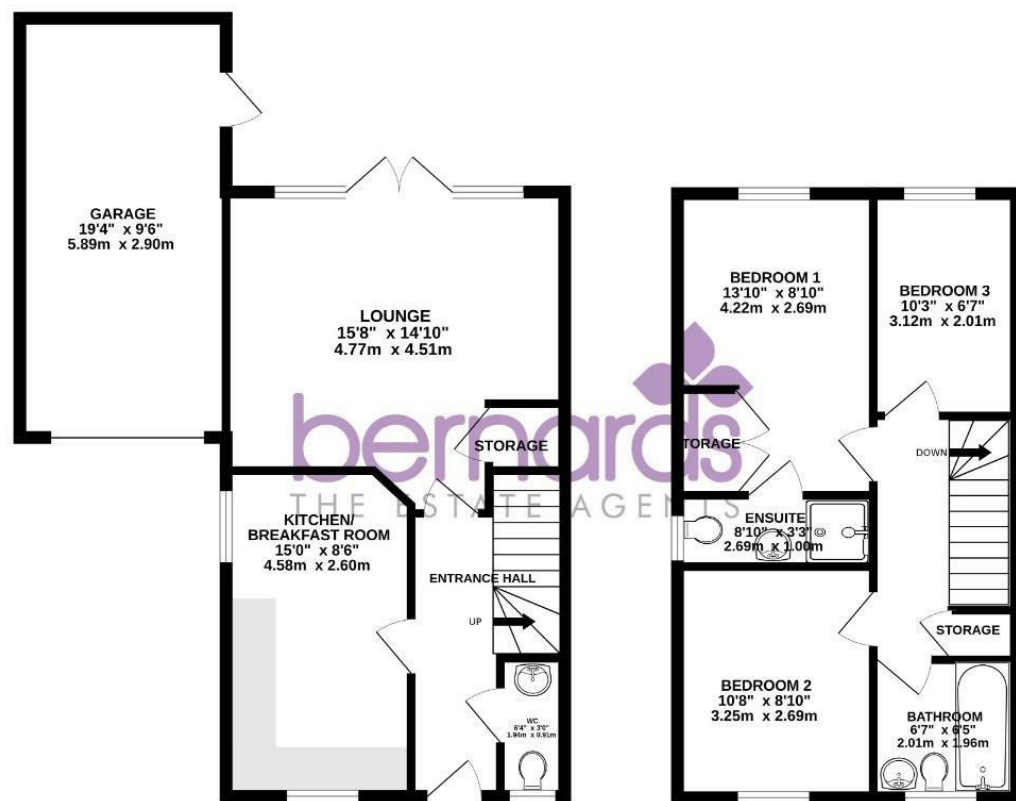


GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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



Offers Over £375,000

Union Road, Portsmouth PO3 6GF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ THREE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ GREAT LOCATION
- ❖ PERFECT FAMILY HOME
- ❖ CLOSE TO ST MARYS HOSPITAL
- ❖ SURORUNDED BY LOCAL AMENITIES
- ❖ CALL NOW TO ARRANGE A VIEWING.

Welcome to this charming semi-detached house located on Union Road in Portsmouth. This property boasts a spacious kitchen/breakfast room, A spacious lounge, perfect for hosting family gatherings or entertaining guests. Completing downstairs is the W/C.

Upstairs see's three bedrooms, and two bathrooms, there is ample space for comfortable living. The master bedroom features an en-suite bathroom, providing a touch of luxury and convenience.

Additionally, the property includes a garage and driveway, offering parking

for a couple of vehicles - a luxury in Portsmouth.

Situated close to St Mary's Hospital, this home is ideal for healthcare professionals or those seeking easy access to medical facilities. The convenient location ensures that amenities, schools, and transport links are all within reach.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and envision the possibilities that await in this delightful Union Road residence.

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



PROPERTY INFORMATION

ENTRANCE HALL

W/C
6'2" x 2'11" (1.90 x 0.91)

KITCHEN/BREAKFAST ROOM
15'7" x 14'9" (4.77 x 4.51)

LOUNGE
15'7" x 14'9" (4.77 x 4.51)

GARAGE
19'3" x 9'6" (5.89 x 2.90)

BEDROOM ONE
13'10" x 8'9" (4.22 x 2.69)

EN-SUITE
8'9" x 3'3" (2.69 x 1.00)

BEDROOM TWO
10'7" x 8'9" (3.25 x 2.69)

BEDROOM THREE
10'2" x 6'7" (3.12 x 2.01)

BATHROOM
6'7" x 6'5" (2.01 x 1.96)

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.

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :
REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating	
Current	Potential
83	95

Very energy efficient - lower running costs
(82 plus) A
(61-81) B
(41-60) C
(21-40) D
(9-20) E
(1-10) F
(0) G
Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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