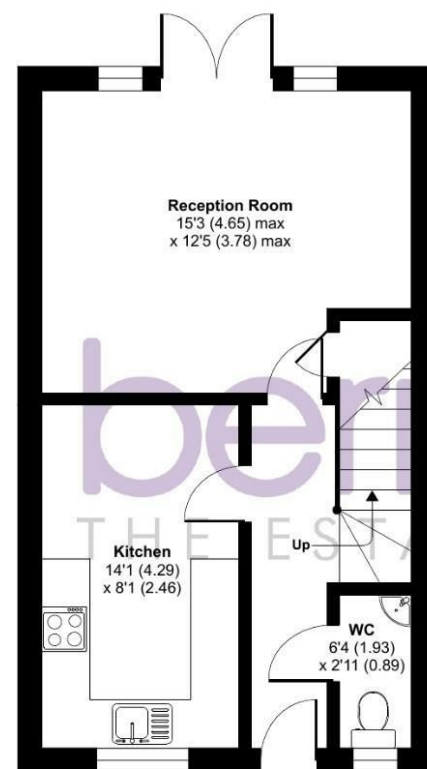




## Guardians Way, PO3

Approximate Area = 834 sq ft / 77.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1234704



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



£290,000

Guardians Way, Portsmouth PO3 6GJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ TWO BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ TWO PARKING SPACES
- ❖ MODERN KITCHEN/DINER
- ❖ MODERN BATHROOM & WC
- ❖ MODERN DEVELOPMENT
- ❖ EPC RATING 'C'
- ❖ FANTASTIC OPPORTUNITY
- ❖ CALL TO VIEW

Nestled in the desirable area of Guardians Way, Portsmouth, this charming mid-terrace house offers a perfect blend of modern living and comfort. Built in 2016, the property boasts a contemporary design and is well-suited for both first-time buyers and small families seeking a welcoming home.

Spanning 834 square feet, the house features a spacious reception room that provides an ideal space and the well-appointed kitchen is designed for practicality and style. With two generously sized

bedrooms, there is ample room for rest and privacy, while the two bathrooms ensure convenience for all occupants.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in Portsmouth. The location is not only convenient for local amenities but also offers easy access to transport links, making commuting a breeze.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

### DOWNSTAIRS WC

6'3" x 2'11" (1.93 x 0.89)

### KITCHEN/DINER

14'0" x 8'0" (4.29 x 2.46)

### LIVING ROOM

15'3" x 12'4" (4.65 x 3.78)

### GARDEN

### FIRST FLOOR

### BEDROOM ONE

15'3" x 12'5" (4.65 x 3.81)

### EN-SUITE

8'2" x 3'2" (2.49 x 0.97)

### BEDROOM TWO

10'7" x 8'2" (3.23 x 2.49)

### UPSTAIRS BATHROOM

6'9" x 6'5" (2.06 x 1.96)

### 2 X ALLOCATED PARKING SPACES

### ANNUAL MAINTENANCE

There is an annual maintenance charge for the grounds at Guardians Way of circa 225.

### PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

### 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.

### 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.

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	83	
(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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