

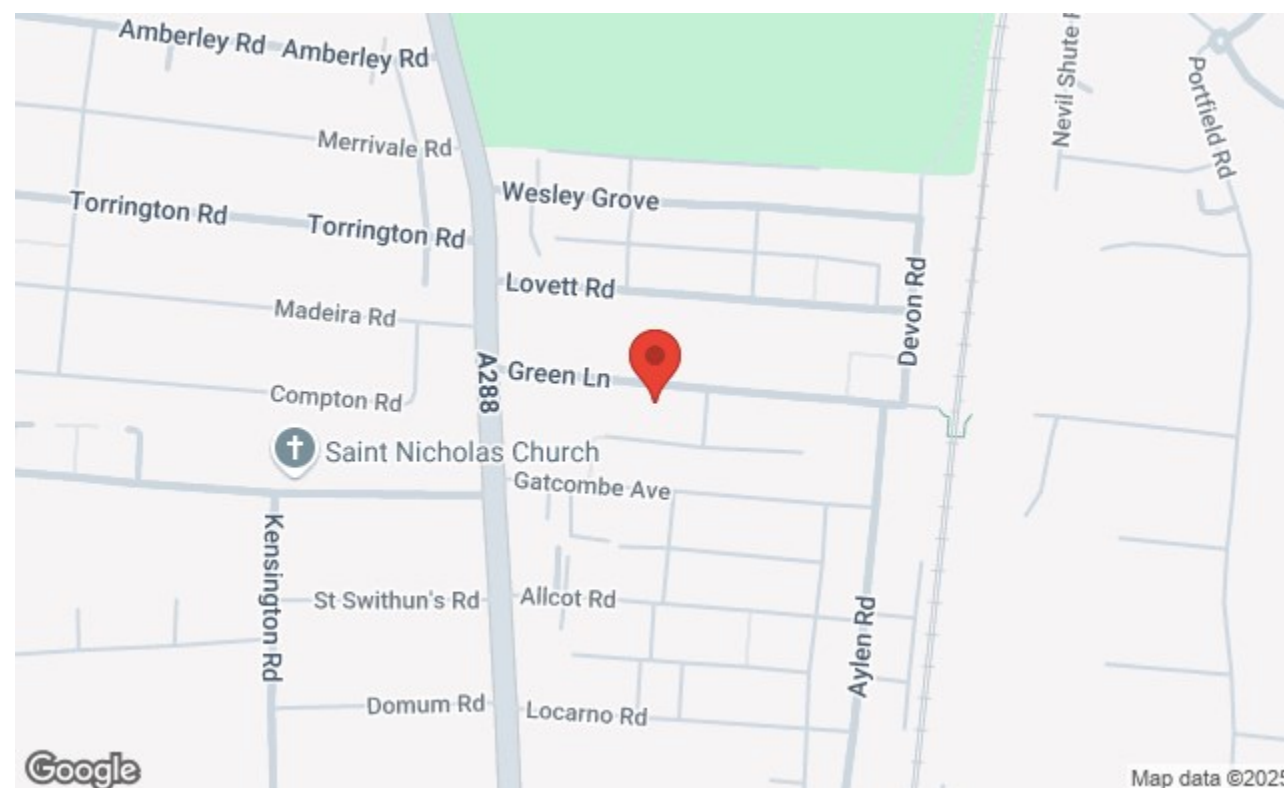


Green Lane, Portsmouth, PO3

Approximate Area = 1318 sq ft / 122.4 sq m
Outbuilding = 260 sq ft / 24.1 sq m
Total = 1578 sq ft / 146.5 sq m
For identification only - Not to scale



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: 1240812



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



FOR SALE

£330,000

Green Lane, Portsmouth PO3 5EY

bernards
THE ESTATE AGENTS



5 2 2

HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ FIVE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE FAMILY HOME
- ❖ OUTBUILDING WITH ELECTRIC
- ❖ NO ONWARD CHAIN
- ❖ SIDE ACCESS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ SOUTH FACING GARDEN

Nestled in the desirable area of Copnor, Portsmouth, this impressive five-bedroom end of terrace house offers a wonderful opportunity for families and individuals alike. The property boasts two spacious reception rooms, providing plenty of room for relaxation and entertaining.

The house features two well-appointed bathrooms, ensuring convenience for all residents. Each of the five bedrooms is generously sized, making it an ideal home for larger families or those seeking extra space for guests or a home office.

One of the standout features of this property is the charming outbuilding located in the garden. This versatile space is perfect for use as an office, gym, or even a creative

studio, allowing you to tailor it to your personal needs. The garden itself offers a lovely outdoor area for relaxation and play, enhancing the overall appeal of the home.

While the property is already a great size, there is also significant potential for modernisation, allowing you to put your own stamp on the home and create a living space that reflects your personal taste and style.

Conveniently located within walking distance to local shops, this home combines comfort with practicality, making it an excellent choice for those who appreciate both community and accessibility. With its generous living space and potential for enhancement, this property is not to be missed.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

13'5" x 6'9" (4.09 x 2.06)

KITCHEN

16'9" x 7'4" (5.11 x 2.26)

FAMILY/DINING ROOM

19'10" x 10'11" (6.05 x 3.33)

GARDEN

STUDIO/OUTBUILDING

17'1" x 15'1" (5.21 x 4.62)

FIRST FLOOR

BEDROOM ONE

14'5" x 10'11" (4.4 x 3.35)

BEDROOM TWO

10'11" x 10'11" (3.35 x 3.33)

BEDROOM FOUR

7'3" x 6'9" (2.21 x 2.06)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM THREE

17'3" x 7'8" (5.28 x 2.34)

BEDROOM FIVE

8'11" x 7'8" (2.74 x 2.34)

BATHROOM

5'7" x 4'9" (1.72 x 1.46)

PORTSMOUTH COUNCIL

TAX

The local authority is Portsmouth City Council.

BAND : D – £2,075.45

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

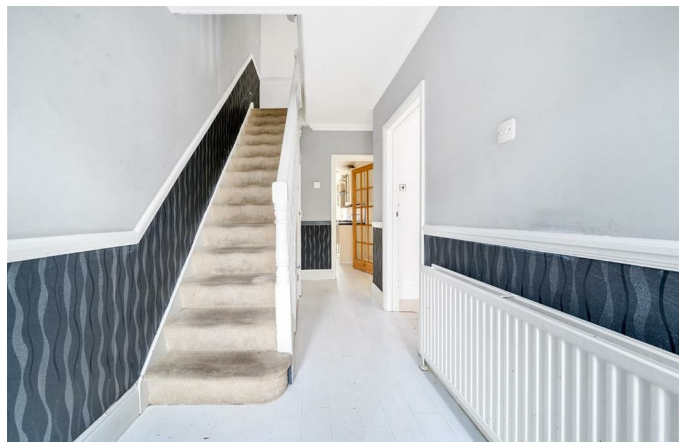
solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established 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
Very energy efficient - lower running costs		
(92 plus) 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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