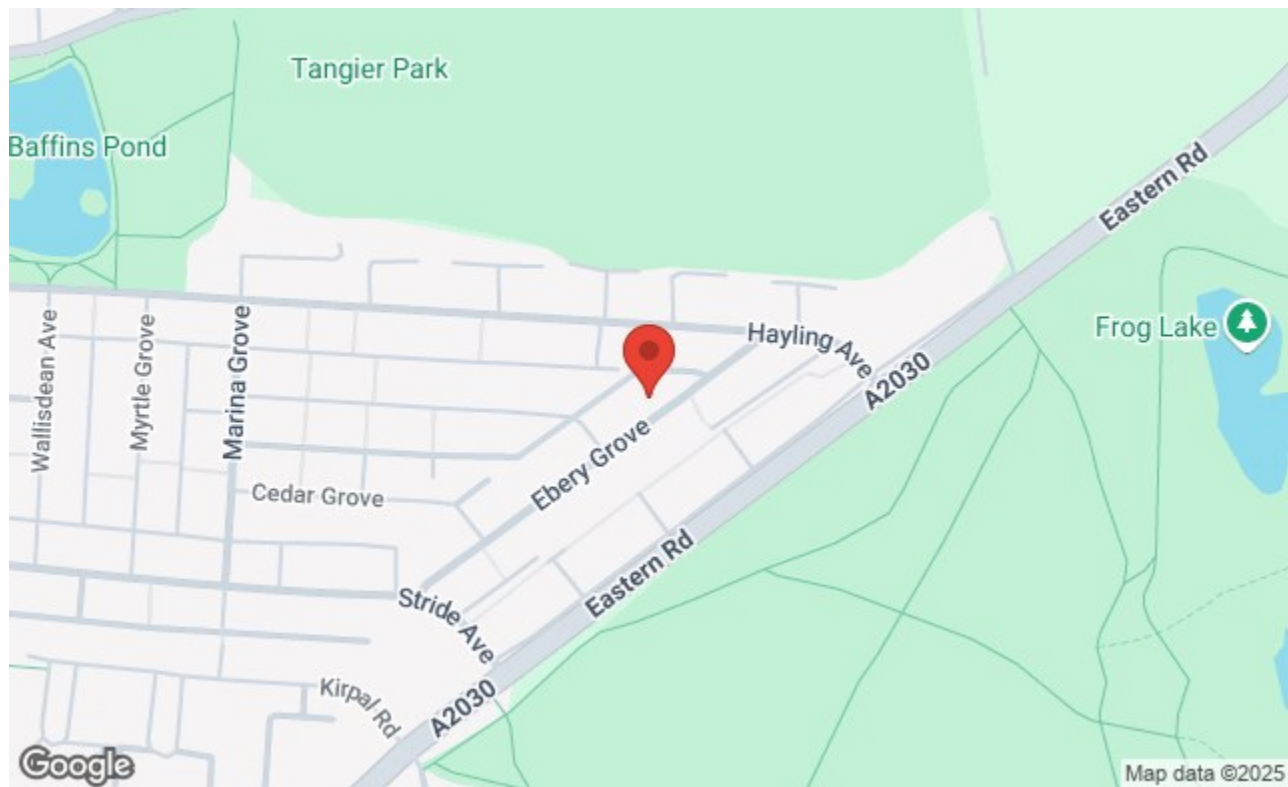


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1261095



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



£375,000

Ebery Grove, Portsmouth PO3 6HG

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 THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ DOUBLE GARAGE
- ❖ FOUR BEDROOMS
- ❖ DOUBLE DORMER WITH JULIET BALCONY
- ❖ EN-SUITE TO MASTER
- ❖ EXTENDED SUN ROOM/KITCHEN
- ❖ DOWNSTAIRS CLOAKROOM
- ❖ GREAT LOCATION
- ❖ CLOSE TO BUS LINKS
- ❖ WALKING DISTANCE TO BAFFINS POND

NO FORWARD CHAIN

Nestled in the desirable area of Ebery Grove, Portsmouth, this charming house offers a perfect blend of space and comfort for modern family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and entertainment.

As you enter, you are greeted by a welcoming lounge at the front of the house, providing a cosy space for family gatherings or quiet evenings. The heart of the home is undoubtedly the extended diner at the back, which flows seamlessly into a spacious family room. This area is perfect for hosting friends and family, and it also features convenient access to a downstairs cloakroom.

The kitchen is designed with practicality in mind,

boasting ample space for all your appliances, making meal preparation a delight.

Venturing upstairs, you will find two generous double bedrooms, a single bedroom, and a family bathroom, ensuring that everyone has their own space. The loft has been thoughtfully extended with a double dormer and Juliet balcony, creating an impressive second-floor suite complete with an en-suite bathroom, perfect for guests or as a private retreat.

Outside, the property continues to impress with a well-maintained garden that includes a double garage at the rear, providing additional storage or potential for a workshop.

This delightful home in Ebery Grove is not just a property; it is a place where memories can be made. With its spacious layout and convenient location, it is an opportunity not to be missed.

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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

15'0" x 11'10" (4.59 x 3.62)

DINING ROOM

22'4" x 11'2" (6.83 x 3.41)

W/C

4'8" x 2'3" (1.43 x 0.70)

KITCHEN

17'8" x 6'4" (5.40 x 1.95)

BEDROOM ONE (LOFT)

20'9" x 12'2" (6.34 x 3.71)

EN-SUITE

6'7" x 6'0" (2.02 x 1.85)

BEDROOM TWO

15'1" x 11'10" (4.60 x 3.62)

BEDROOM THREE

12'0" x 11'3" (3.67 x 3.43)

BEDROOM FOUR

8'3" x 6'5" (2.52 x 1.98)

BATHROOM

5'10" x 5'8" (1.79 x 1.75)

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.

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.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C



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	71	81
England & Wales		

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