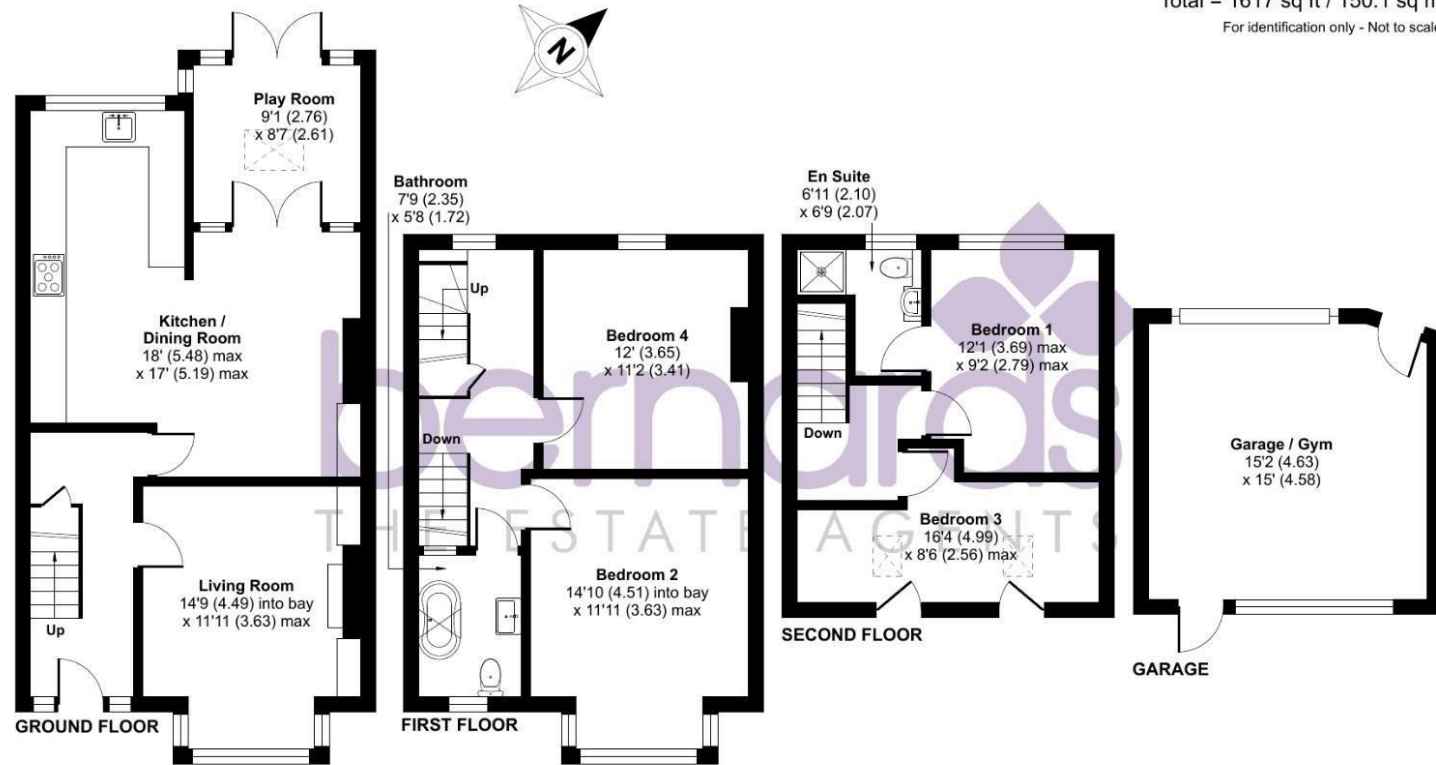
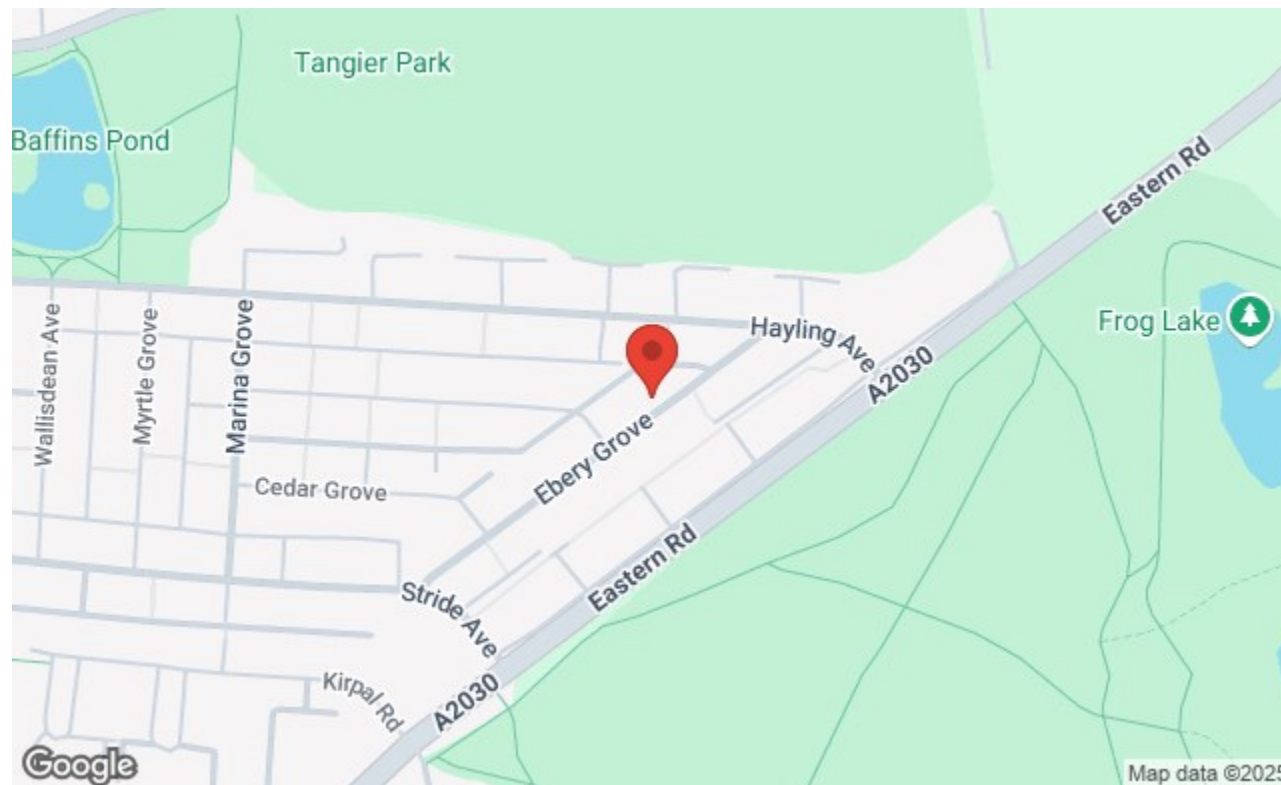


Ebery Grove, Portsmouth, PO3

Approximate Area = 1391 sq ft / 129.2 sq m
Garage = 226 sq ft / 20.9 sq m
Total = 1617 sq ft / 150.1 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: 1262597



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



Offers Over £375,000

Ebery Grove, Portsmouth PO3 6HG

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THE ESTATE AGENTS



HIGHLIGHTS

- DOUBLE BAY AND FORECOURT
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN KITCHEN/DINER
- GARAGE/GYM
- LOW MAINTENANCE GARDEN
- MODERN DECOR THROUGHOUT
- GREAT FAMILY HOME
- WALKING DISTANCE TO BAFFINS SHOPS
- EASY MOTORWAY ACCESS

Nestled in the desirable Ebery Grove area of Portsmouth, this charming house offers a perfect blend of comfort and functionality. With four well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms. The lounge at the front of the house provides a cosy space for relaxation, while the open kitchen diner at the back is perfect for entertaining and family gatherings. An extended playroom adds versatility, making it an excellent area for children or as a hobby space.

The low-maintenance garden is a delightful feature, providing a serene outdoor retreat without the burden of extensive upkeep. At the bottom of the garden, you will find a double garage that has been cleverly converted into a

gym, offering a private space for fitness enthusiasts. Additionally, the rear access enhances convenience for everyday living.

The first floor comprises two spacious double bedrooms, complemented by a well-appointed three-piece family bathroom. Ascending to the second floor, the master bedroom boasts an en-suite bathroom, ensuring privacy and comfort. The fourth bedroom is currently utilised as a beautician room, showcasing the property's adaptability to suit various lifestyles.

This residence is not only a home but a lifestyle choice, offering ample space, modern amenities, and a prime location in Portsmouth. Whether you are looking to settle down or invest, this property is a must-see.

Call today to arrange a viewing
02392 728090

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PROPERTY INFORMATION

ENTRANCE HALL WAY

LIVING ROOM

14'8" x 11'10" (4.49 x 3.63)

KITCHEN/DINING ROOM

17'11" x 17'0" (5.48 x 5.19)

PLAY ROOM

9'0" x 8'6" (2.76 x 2.61)

BEDROOM ONE

12'1" x 9'1" (3.69 x 2.79)

EN-SUITE

6'10" x 6'9" (2.10 x 2.07)

BEDROOM TWO

14'9" x 11'10" (4.51 x 3.63)

BEDROOM THREE

16'4" x 8'4" (4.99 x 2.56)

BEDROOM FOUR

11'11" x 11'2" (3.65 x 3.41)

BATHROOM

7'8" x 5'7" (2.35 x 1.72)

GARAGE/GYM

15'2" x 15'0" (4.63 x 4.58)

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.

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.

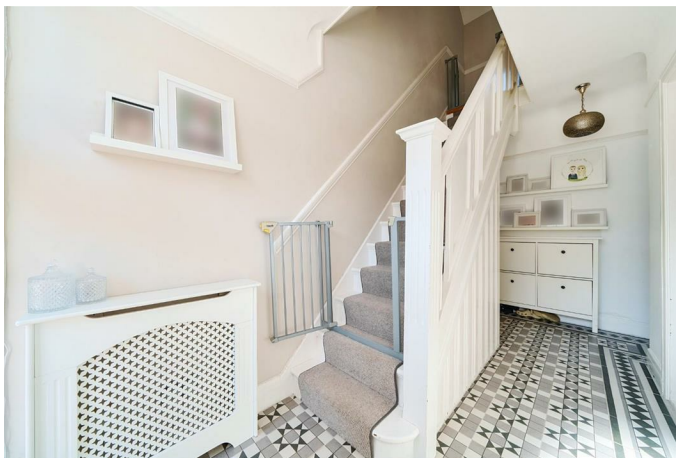
OFFER CHECK PROCEDURE

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 :



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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