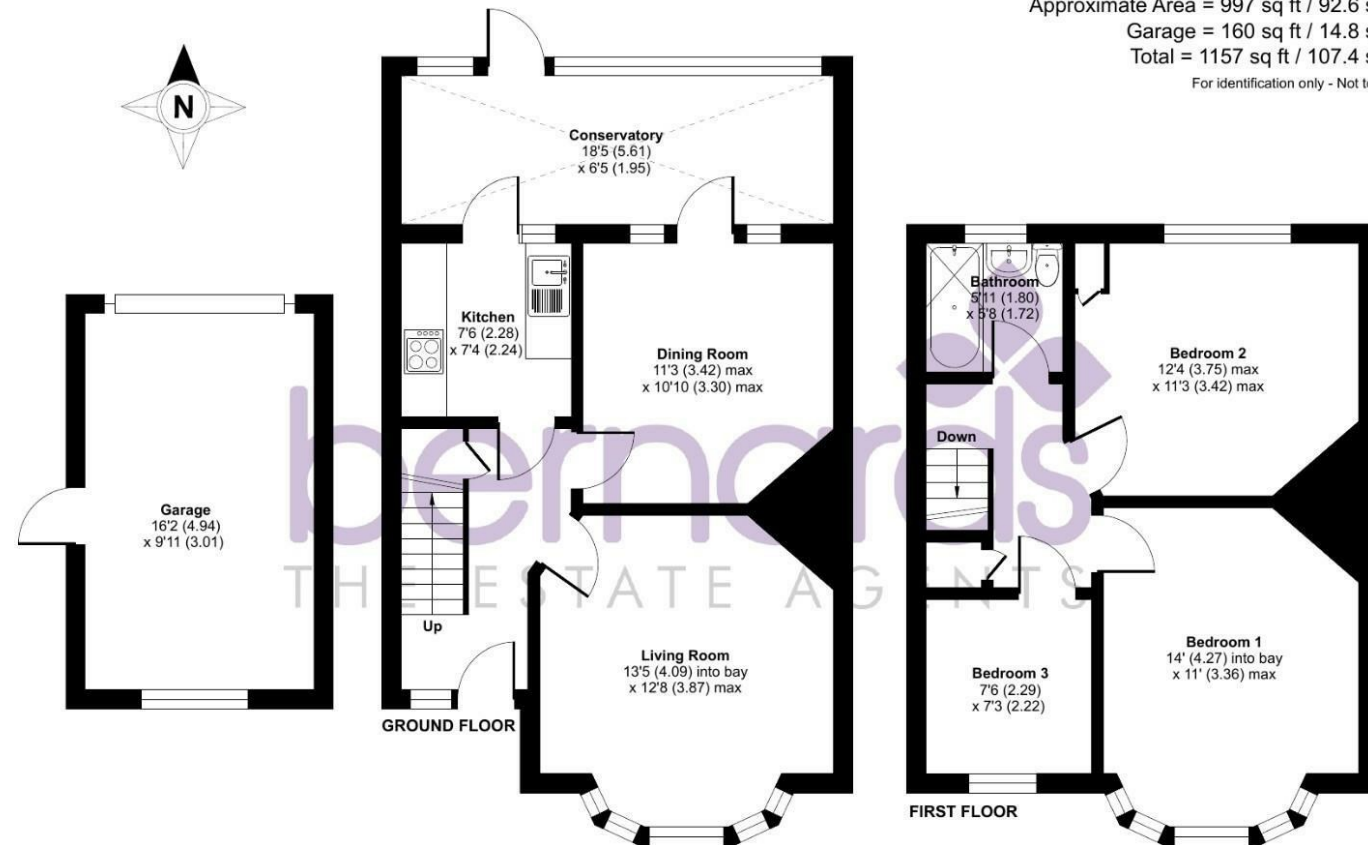
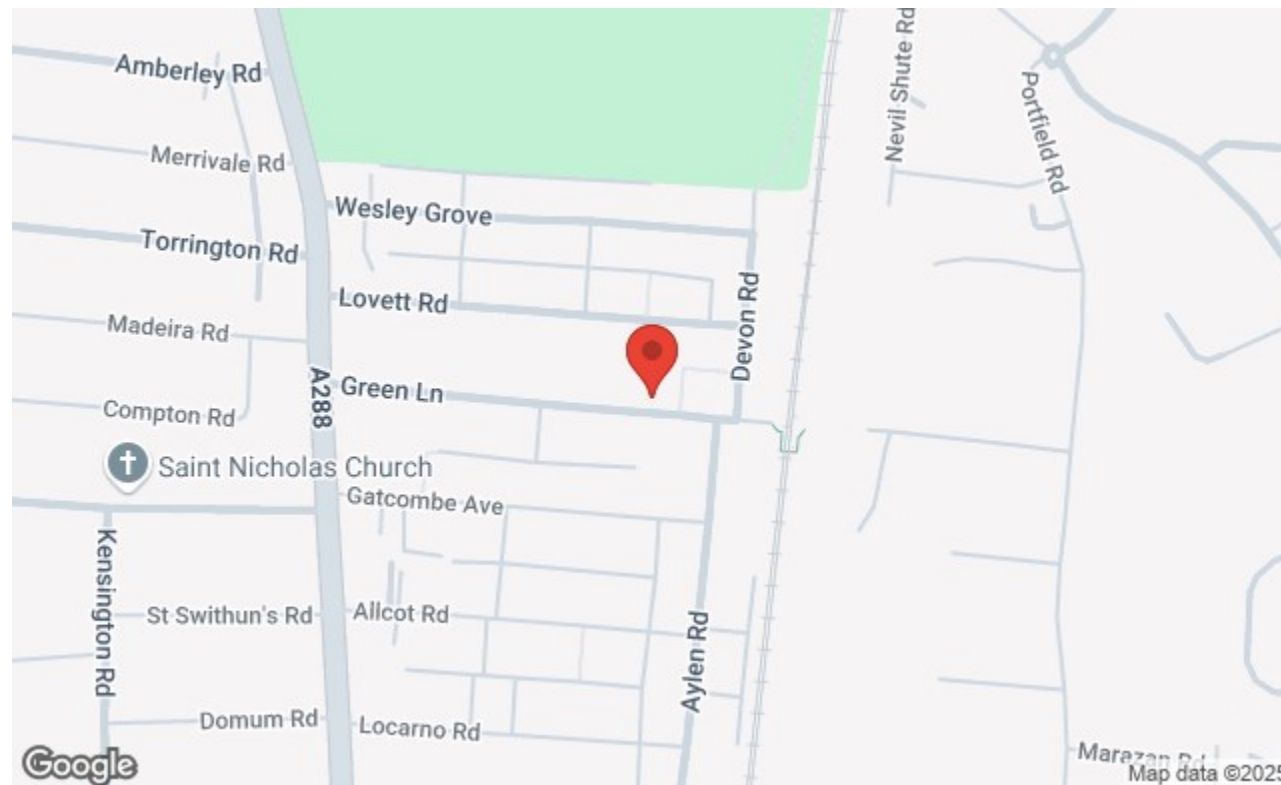


Green Lane, Portsmouth, PO3

Approximate Area = 997 sq ft / 92.6 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1157 sq ft / 107.4 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1269746



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



Offers Over £325,000

Green Lane, Portsmouth PO3 5EZ

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3 1 2

HIGHLIGHTS

- ❖ DOUBLE BAY AND FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ RECENTLY REFURBISHED
- ❖ NEW KITCHEN
- ❖ NEW WINDOWS
- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ GREAT FAMILY HOME
- ❖ NO FORWARD CHAIN
- ❖ CLOSE TO LOCAL AMENITIES

Nestled in the desirable area of Green Lane, Portsmouth, this charming house has been recently refurbished to a high standard, making it an ideal home for families or professionals alike. The property boasts two spacious reception rooms, including a delightful lounge featuring a round bay window that fills the space with natural light, and a dining room that offers a perfect setting for family meals or entertaining guests.

The modern kitchen is well-equipped featuring built in appliances and flows seamlessly into a lovely conservatory, providing additional living space and a wonderful view of the garden. The garden itself is laid to lawn, offering a tranquil outdoor area for relaxation or play, and benefits from rear access, making it convenient for gardening or outdoor activities.

This home comprises three bedrooms, two of which are generously sized doubles, perfect for

accommodating family members or guests. The family bathroom is well-appointed, ensuring comfort and convenience for all.

With new carpets, windows, doors, and freshly plastered walls throughout, this property is ready for you to move in and make it your own. Additionally, the garage provides valuable storage space or potential for a workshop.

In summary, this beautifully refurbished house on Green Lane presents a wonderful opportunity to enjoy modern living in a sought-after location. Don't miss your chance to view this exceptional property.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALLWAY

LIVING ROOM

13'5" x 12'8" (4.09 x 3.87)

DINING ROOM

11'2" x 10'9" (3.42 x 3.30)

KITCHEN

7'5" x 7'4" (2.28 x 2.24)

CONSERVATORY

18'4" x 6'4" (5.61 x 1.95)

BEDROOM ONE

14'0" x 11'0" (4.27 x 3.36)

BEDROOM TWO

12'3" x 11'2" (3.75 x 3.42)

BEDROOM THREE

7'6" x 7'3" (2.29 x 2.22)

BATHROOM

5'10" x 5'7" (1.80 x 1.72)

GARAGE

16'2" x 9'10" (4.94 x 3.01)

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.

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

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.

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.



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		
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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