

Guide Price £350,000

Beresford Road, Portsmouth PO2  
0BZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- SEMI DETACHED
- KITCHEN WITH ISLAND
- TWO LARGE RECEPTIONS
- TWO BATHROOMS
- UTILITY ROOM
- STUDY
- WEST FACING GARDEN
- 147 SQM
- IDEAL FAMILY HOME
- NEARBY LOCAL AMENITIES

Located on Beresford Road in Portsmouth, this semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting two inviting reception rooms, this property is perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen, featuring a stylish island that enhances both functionality and aesthetics.

The property comprises three generously sized double bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, providing convenience and privacy for all.

The west-facing garden is a delightful feature,

offering a sun-soaked outdoor space for children to play or for adults to unwind after a long day. This large family home is not only designed for comfort but also for enjoyment, with plenty of room for everyone to thrive.

Additionally, the location is superb, with local amenities just a stone's throw away. Residents will appreciate the convenience of nearby shops, schools, and transport links, making this property an ideal choice for families looking to settle.

Please call Bernards on 02392 728090 to arrange your internal viewing!

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





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# PROPERTY INFORMATION

**FRONT RECEPTION**  
16'1" x 13'10" (4.91 x 4.22)

**MIDDLE RECEPTION**  
24'3" x 13'10" (7.40 x 4.22)

**KITCHEN/DINER**  
18'7" x 12'8" (5.67 x 3.88)

**UTILITY**  
9'6" x 8'7" (2.90 x 2.62)

**BEDROOM ONE**  
13'10" x 12'9" (4.22 x 3.91)

**ENSUITE**  
7'9" x 6'5" (2.38 x 1.96)

**BEDROOM TWO**  
12'4" x 10'8" (3.76 x 3.27)

**BEDROOM THREE**  
11'5" x 9'0" (3.48 x 2.75)

**STUDY**  
7'5" x 6'0" (2.28 x 1.85)

**SHOWER ROOM**  
5'11" x 5'11" (1.81 x 1.81)

**SHED**  
18'6" x 6'1" (5.64 x 1.86)

**Portsmouth Council Tax**  
The local authority is Portsmouth City Council.

**BAND : C – £1,844.85**

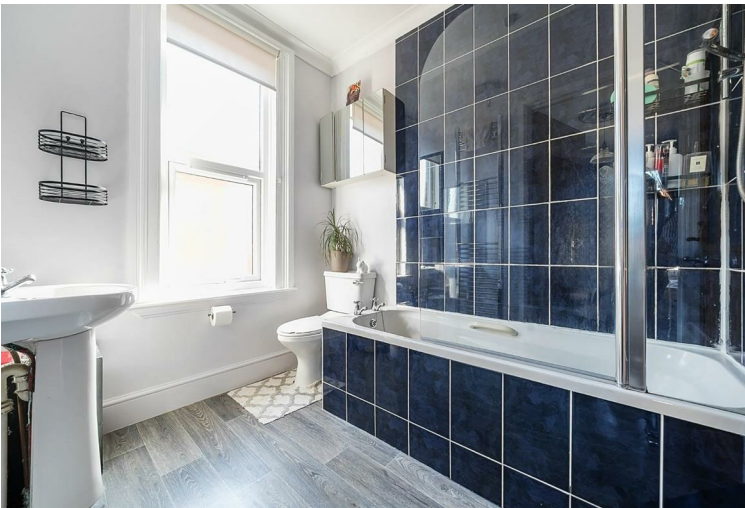
**Mortgage Advisor**  
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**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.

**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.

**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		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



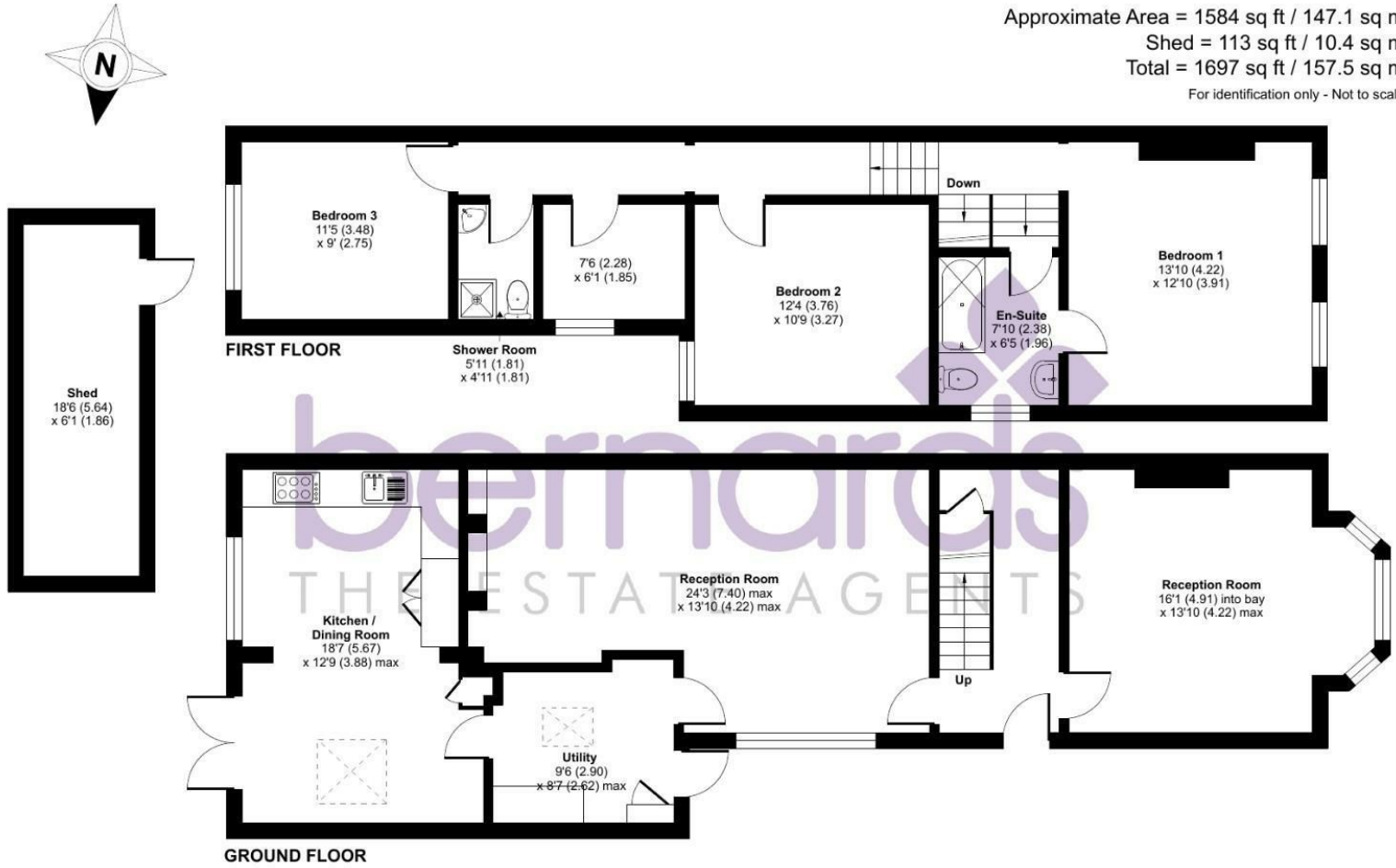
# Beresford Road, Portsmouth, PO2

Approximate Area = 1584 sq ft / 147.1 sq m

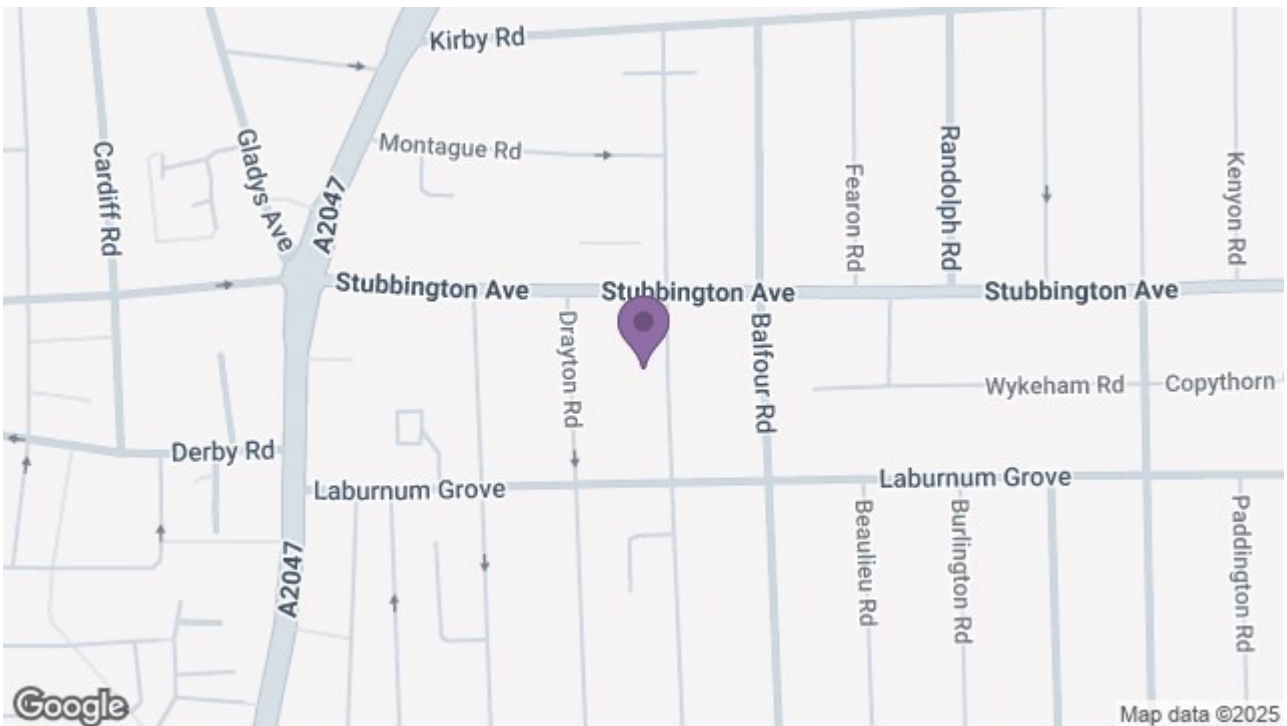
Shed = 113 sq ft / 10.4 sq m

Total = 1697 sq ft / 157.5 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). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1279872



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