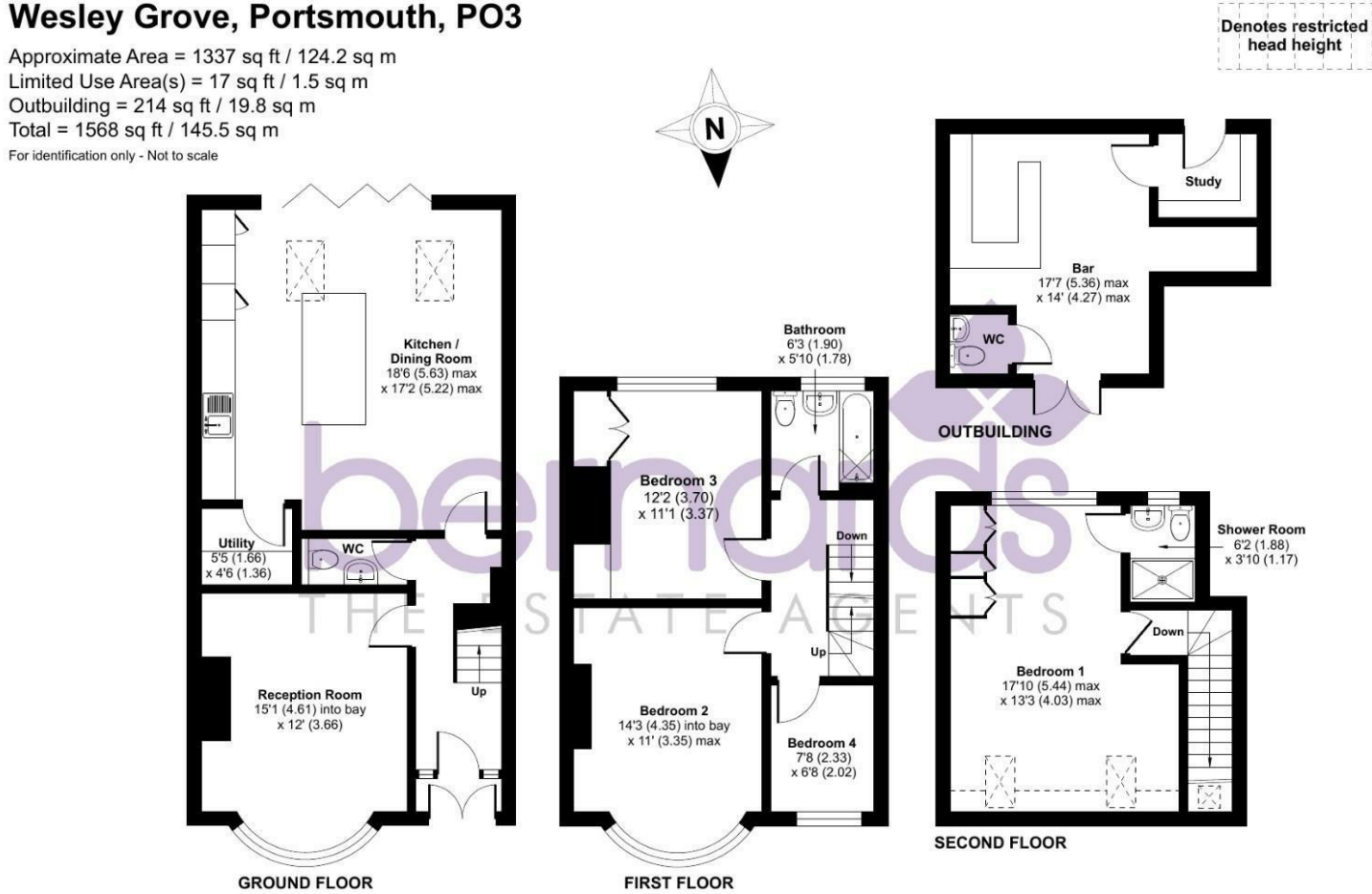
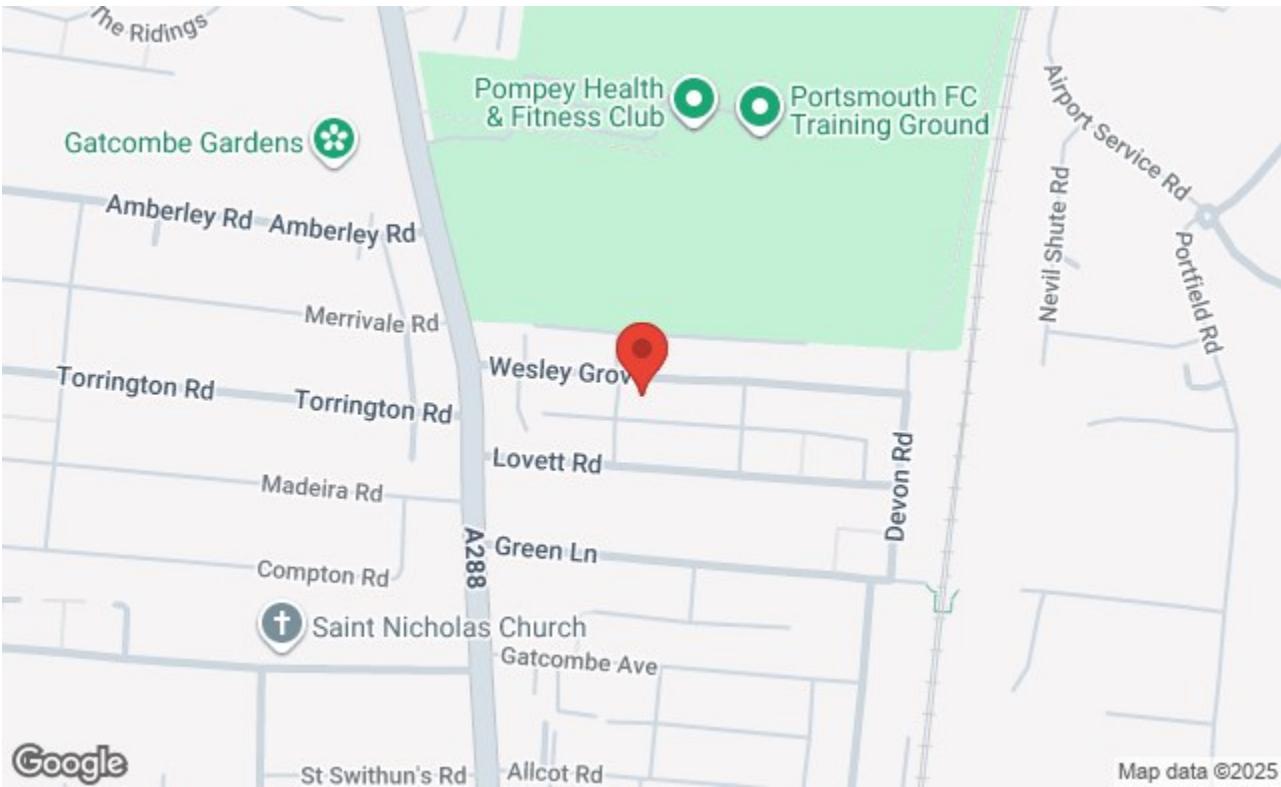


Wesley Grove, Portsmouth, PO3

Approximate Area = 1337 sq ft / 124.2 sq m
Limited Use Area(s) = 17 sq ft / 1.5 sq m
Outbuilding = 214 sq ft / 19.8 sq m
Total = 1568 sq ft / 145.5 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: 1333538



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



Offers In Excess Of £375,000

Wesley Grove, Portsmouth PO3 5ER



HIGHLIGHTS

- EXTENDED OPEN PLAN KITCHEN/DINER
- ISLAND + BI-FOLDS
- SEPERATE UTILITY ROOM
- GARDEN BAR
- SOUTH FACING GARDEN
- EN-SUITE TO MASTER
- FOUR BEDROOMS
- MODERN DECOR THROUGHOUT
- BEAUTIFUL FAMILY HOME
- COPNOR LOCATION

WOW WOW WOW

Nestled in the desirable location of Wesley Grove, Portsmouth, this stunning mid-terrace house is a true gem that is sure to impress. With four spacious bedrooms and two modern bathrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a generous hallway that leads into a beautifully decorated front room, complete with elegant shutters that add a touch of sophistication. The heart of the home is undoubtedly the extended open-plan kitchen and dining area, which boasts a stylish island, skylights that flood the space with natural light, and bi-fold doors that seamlessly connect the indoors with the outdoors. The kitchen is further enhanced by a separate utility room, providing practicality and convenience.

On the first floor, you will find three well-proportioned bedrooms, two of which are doubles, along with a modern three-piece bathroom that

caters to the needs of the household. The top floor has been thoughtfully extended to create a fantastic fourth bedroom, featuring built-in wardrobes and an en-suite bathroom, offering a private retreat for the occupants.

The outdoor space is equally impressive, with a low-maintenance, south-facing garden that is perfect for enjoying sunny days. The garden features a bar equipped with its own electrics and toilet, making it an ideal spot for entertaining guests. Additionally, there is ample storage and rear access, adding to the practicality of this wonderful home.

This property has been finished to a high specification and is sure to attract considerable interest. Do not miss the opportunity to make this exquisite house your new home.

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



PROPERTY INFORMATION

LOUNGE
15'1" x 12'0" (4.61 x 3.66)

KITCHEN/DINER
18'5" x 17'1" (5.63 x 5.22)

UTILITY
5'5" x 4'5" (1.66 x 1.36)

BAR
17'7" x 14'0" (5.36 x 4.27)

BEDROOM ONE
17'10" x 13'2" (5.44 x 4.03)

ENSUITE
6'2" x 3'10" (1.88 x 1.17)

BEDROOM TWO
14'3" x 10'11" (4.35 x 3.35)

BEDROOM THREE
12'1" x 11'0" (3.70 x 3.37)

BEDROOM FOUR
7'7" x 6'7" (2.33 x 2.02)

BATHROOM
6'2" x 5'10" (1.90 x 1.78)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C

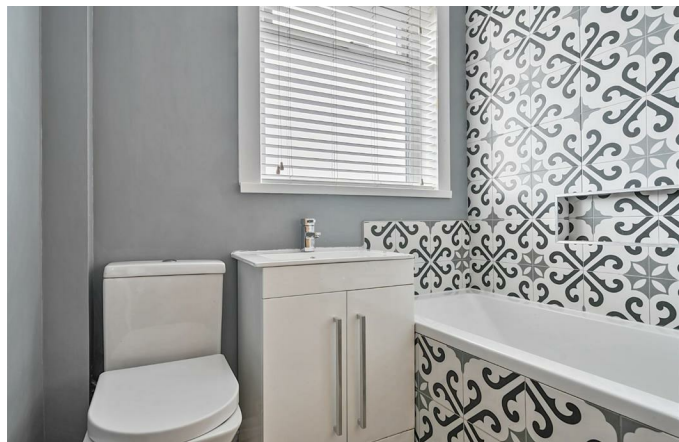
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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		
(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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