

Offers Over £365,000

Gladys Avenue, Portsmouth PO2  
9BH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- SEMI DETACHED
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- LARGE GARDEN
- UTILITY ROOM
- DOWNSTAIRS W/C
- DOUBLE BAY AND FORECOURT
- NO FORWARD CHAIN
- OVER 200SQM
- CELAR

Nestled in the desirable Gladys Avenue, this impressive semi-detached house offers a generous living space of over 200 square metres, making it an ideal family home. Upon entering, you are welcomed by a spacious lounge adorned with charming period features, creating a warm and inviting atmosphere. Adjacent to the lounge is a second reception room, currently utilised as a workspace, providing flexibility for your lifestyle needs. The sun room, a delightful addition, invites natural light and offers a perfect spot to relax.

The fitted kitchen is well-equipped with ample wall and base units, ensuring plenty of storage and workspace for culinary enthusiasts. Completing the ground floor is a convenient W/C and a utility space, enhancing the practicality of the home.

Venturing upstairs, you will find four generously sized

double bedrooms, each offering comfort and space for family or guests. The family bathroom features a three-piece suite, catering to the needs of a busy household.

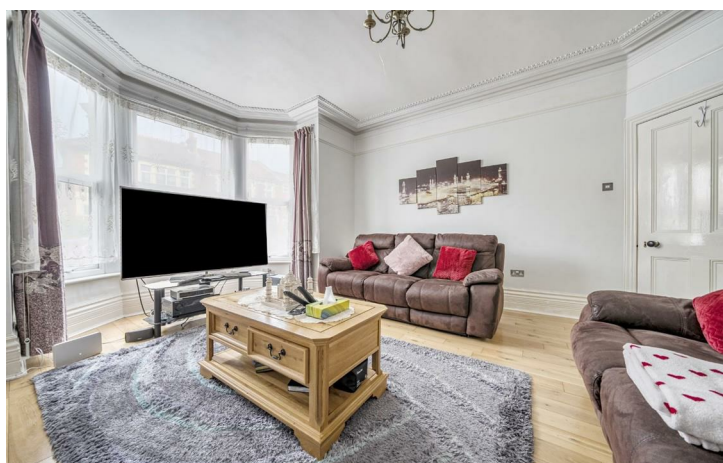
The property boasts an east-facing garden, laid to lawn, which is perfect for enjoying the morning sun. Additionally, a usable cellar provides extra storage or potential for further development. High ceilings throughout the home add to the sense of space and elegance.

This large semi-detached house in Gladys Avenue is a rare find, combining period charm with modern convenience, making it a perfect choice for those seeking a spacious family residence in Portsmouth.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

## LIVING ROOM

15'3" x 13'11" (4.65 x 4.25)

## CELLAR

13'7" x 12'11" (4.15 x 3.96)

## WORK SPACE

16'7" x 11'8" (5.06 x 3.58)

## DINING ROOM

11'11" x 10'7" (3.64 x 3.24)

## SUN ROOM

16'5" x 6'11" (5.01 x 2.13)

## KITCHEN

14'3" x 8'11" (4.35 x 2.72)

## UTILITY ROOM

6'7" x 5'4" (2.02 x 1.65)

## SHOWER ROOM

6'7" x 3'5" (2.01 x 1.05)

## BEDROOM ONE

17'8" x 15'0" (5.40 x 4.59)

## BEDROOM TWO

12'8" x 10'4" (3.87 x 3.17)

## BEDROOM THREE

14'3" x 8'9" (4.35 x 2.67)

## BEDROOM FOUR

15'11" x 8'9" (4.87 x 2.67)

## BATHROOM

7'6" x 6'10" (2.31 x 2.09)

## 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.

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : - £1,615.66

## 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.



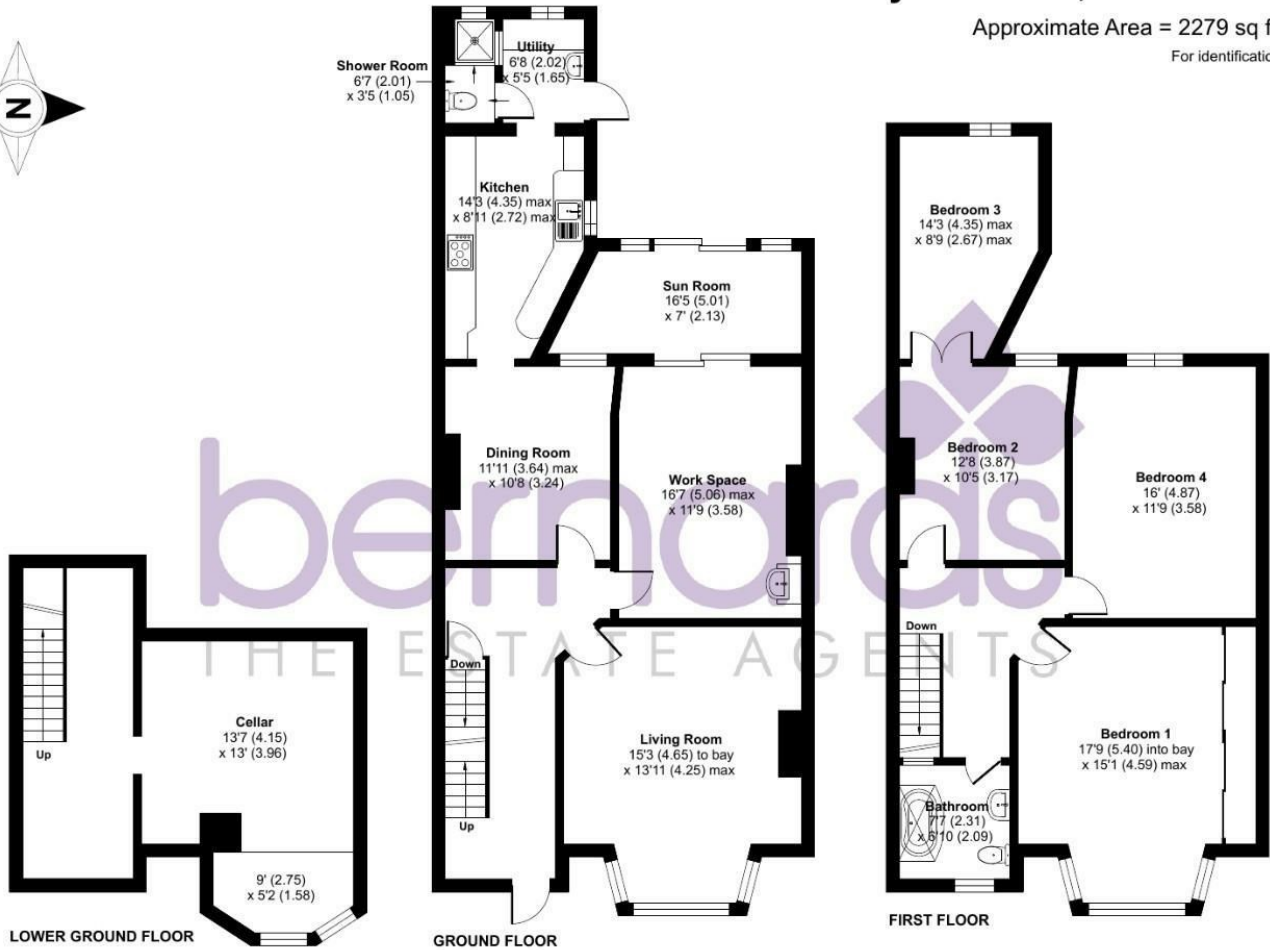
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



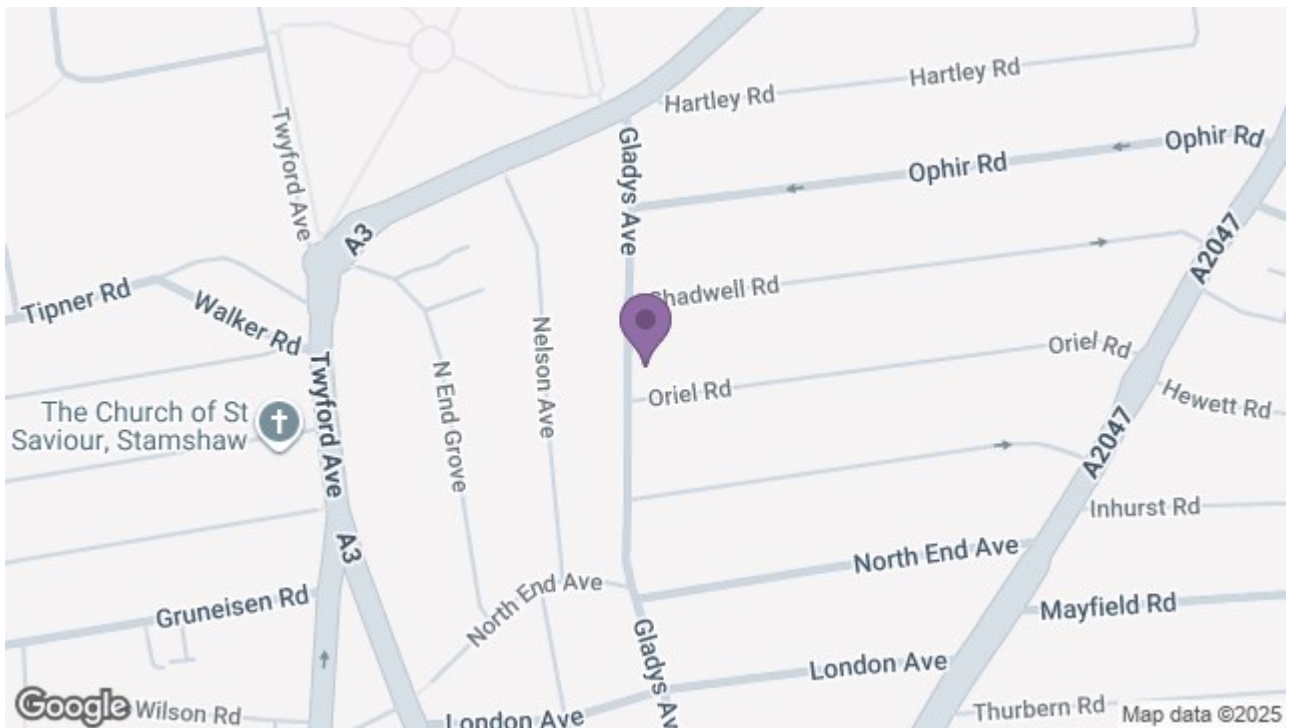
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Approximate Area = 2279 sq ft / 211.7 sq m

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: 1358118



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