

**FOR SALE**

Asking Price £625,000

Grant Road, Portsmouth PO6 1DU

**bernards**  
THE ESTATE AGENTS



4 2 3

## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI DETACHED
- ❖ DESIRED HILLSLOPE LOCATION
- ❖ DRIVEWAY AND GARAGE
- ❖ TWO RECEPTION ROOMS
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ TWO BATHROOMS
- ❖ DOWNSTAIRS W.C
- ❖ BALCONY TO FRONT
- ❖ VIEWS OVER THE CITY

Nestled on the charming Grant Road in Portsmouth, this impressive semi-detached house offers a delightful blend of space and comfort, perfect for family living. Spanning an expansive 2,299 square feet, the property boasts four well-appointed bedrooms spread across three floors, ensuring ample room for everyone.

The main bedroom on the top floor features a viewing window, allowing natural light to flood the space while providing a serene atmosphere. Bedroom two is particularly special, as it opens onto a lovely balcony that offers stunning views over the city, making it an ideal spot for morning coffee or evening relaxation.

The ground floor is designed for both

entertaining and everyday living, featuring three spacious reception rooms that provide versatility for various activities. Additionally, a charming conservatory extends the living space, seamlessly connecting the indoors with the outdoors.

For those who require parking, the property includes a garage and a driveway that accommodates two vehicles. This convenience is a rare find in urban settings.

With two well-appointed bathrooms, this home ensures that family life runs smoothly. The combination of generous living spaces, thoughtful design, and a prime location makes this property a must-see for anyone seeking a comfortable and stylish home in Portsmouth. Don't miss the opportunity to make this splendid house your new home.



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Call today to arrange a viewing  
02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- PORCH**  
8'0" x 5'8" (2.46 x 1.74)
- ENTRANCE HALL**
- LOUNGE**  
15'11" x 13'1" (4.87 x 3.99)
- DINING ROOM**  
11'3" x 9'4" (3.45 x 2.87)
- CONSERVATORY**  
12'6" x 8'7" (3.83 x 2.64)
- KITCHEN/BREAKFAST ROOM**  
24'4" x 10'0" (7.44 x 3.05)
- SITTING ROOM**  
14'0" x 13'1" (4.27 x 4.00)
- W.C.**  
6'1" x 4'5" (1.86 x 1.37)
- LANDING**
- BEDROOM 2**  
15'11" x 13'1" (4.87 x 3.99)
- BALCONY**  
8'3" x 6'3" (2.54 x 1.93)
- BEDROOM 3**  
14'0" x 13'1" (4.27 x 4.00)
- BEDROOM 4**  
13'8" x 10'2" (4.19 x 3.12)
- BATHROOM**  
6'2" x 6'1" (1.88 x 1.87)
- LANDING**
- BEDROOM 1**  
33'11" x 21'7" max (10.36 x 6.60 max)
- EN-SUITE**  
7'6" x 5'6" (2.31 x 1.70)
- GARDEN**
- GARAGE**  
16'11" x 7'10" (5.16 x 2.39)

**OUTBUILDING 1**  
7'10" x 6'3" (2.39 x 1.91)

**OUTBUILDING 2**  
7'10" x 7'5" (2.39 x 2.28)

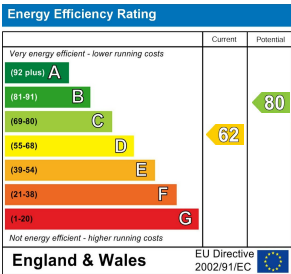
**ANTI MONEY LAUNDERING**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The

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

**BERNARDS OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**SOLICITOR/ 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 conveyancer 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.

**COUNCIL TAX BAND D**  
£2075



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