

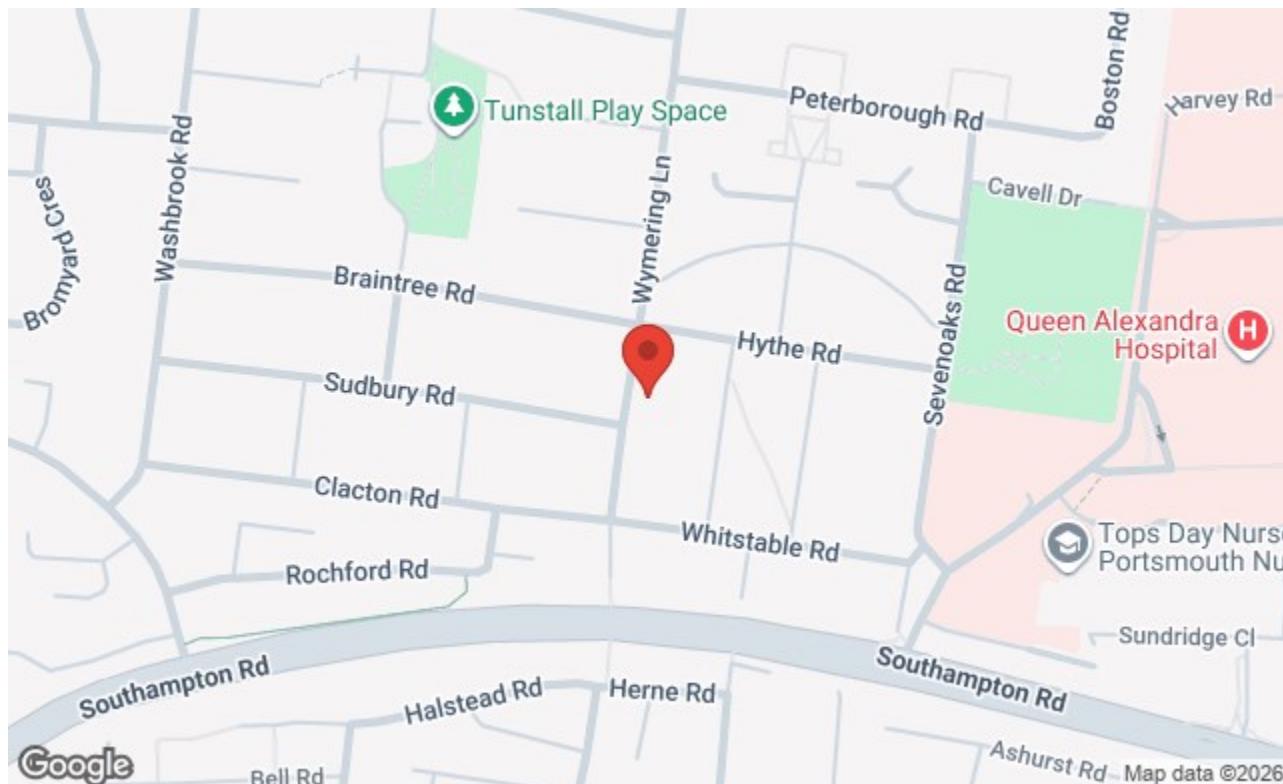


## Wymering Lane, Portsmouth, PO6

Approximate Area = 827 sq ft / 76.8 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). © ntclicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1403398



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



Offers In Excess Of £300,000



Wymering Lane, Portsmouth PO6 3JU

**bernards**  
THE ESTATE AGENTS



3



1



1

## HIGHLIGHTS

- MID TERRACED HOUSE
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- NEWLY REFURBISHED PROPERTY
- DRIVEWAY
- CLOSE TO QA HOSPITAL
- TRANSPORT LINKS NEARBY
- NEW BOILER FITTED
- GREAT FIRST TIME PURCHASE
- CALL TO ARRANGE INTERNAL VIEWING

Located on Wymering Lane, Portsmouth, this delightful mid-terrace house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families, those seeking extra space or first time buyers looking to get on the property ladder.

Recently refurbished throughout, the home boasts a fresh and contemporary feel, making it ready for you to move in without the need for any immediate renovations. The newly installed boiler and electrics

ensure that you will enjoy a warm and safe environment, providing peace of mind for years to come.

Additionally, the property benefits from parking, allowing for convenience and ease of access.

Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## DRIVEWAY

LIVING ROOM  
15'5" x 12'2" (4.71 x 3.72)

KITCHEN  
12'6" x 8'0" (3.83 x 2.44)

BATHROOM  
6'2" x 6'1" (1.89 x 1.86)

## GARDEN

BEDROOM ONE  
12'5" x 11'11" (3.81 x 3.64)

BEDROOM TWO  
12'5" x 8'0" (3.80 x 2.45)

BEDROOM THREE  
12'7" x 6'6" (3.85 x 2.00)

## PORSCOMPTON COUNCIL TAX

The local authority is  
Portsmouth City Council.

Band B  
Portsmouth City Council:  
£1,413.70

Police and Crime  
Commissioner: £214.25

Hampshire & Isle of Wight Fire  
& Rescue: £68.32

Total Council Tax charge:  
£1,696.27

## 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.

## 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.

## 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.

## 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(31-54) E			54
(21-30) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



Scan here to see all our  
properties for sale and rent



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

