

Offers In Excess Of £375,000

Green Lane, Portsmouth PO3 5EZ



## HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ FOUR BEDROOMS
- ❖ FANTASTIC OPEN PLANNED KITCHEN/LIVING
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ TWO BATHROOMS
- ❖ AIR CONDITIONING IN MASTER BEDROOM
- ❖ UNDER FLOOR HEATING IN SHOWER ROOM
- ❖ LARGE MASTER BEDROOM
- ❖ GARAGE TO REAR
- LARGE SOUTH FACING GARDEN

Located in the desirable area of Green Lane, Portsmouth, this stunning terraced house offers a perfect blend of modern living and stylish design. With four spacious bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is the open-plan kitchen/living area, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family time.

The house boasts a contemporary finish throughout, showcasing thoughtful design and attention to detail. A ground floor extension enhances the living space, providing a seamless flow between the kitchen and dining areas. This modern layout is complemented by a loft conversion, creating the perfect master

bedroom.

The bathrooms are designed with comfort in mind, featuring underfloor heating in the shower room, ensuring a luxurious experience all year round. This thoughtful touch adds to the overall appeal of the home.

With its prime location in Portsmouth, this property is conveniently situated near local amenities, schools, and transport links, making it an excellent choice. Don't miss the opportunity to view this exceptional property and experience the modern comforts it has to offer.

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







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# PROPERTY INFORMATION

## PORCH

## ENTRANCE HALL

**LIVING/DINING ROOM**  
24'3" x 12'5" (7.40 x 3.79)

**KITCHEN**  
15'8" x 14'5" (4.80 x 4.41)

**DOWNSTAIRS WC/UTILITY SPACE**

## SOUTH FACING GARDEN

**OUTBUILDING - STORE**  
17'5" x 9'6" (5.31 x 2.91)

**GARAGE**  
19'0" x 10'2" (5.80 x 3.10)

## FIRST FLOOR

**BEDROOM TWO**  
14'1" x 11'9" (4.31 x 3.60)

**BEDROOM THREE**  
11'5" x 10'9" (3.50 x 3.30)

**BEDROOM FOUR**  
8'2" x 7'3" (2.50 x 2.21)

**FAMILY BATHROOM**  
8'6" x 6'2" (2.61 x 1.90)

## SECOND FLOOR

**BEDROOM ONE**  
18'8" x 18'4" (5.71 x 5.61)

**SHOWER ROOM**  
6'7" x 5'10" (2.01 x 1.80)

**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.

## 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.

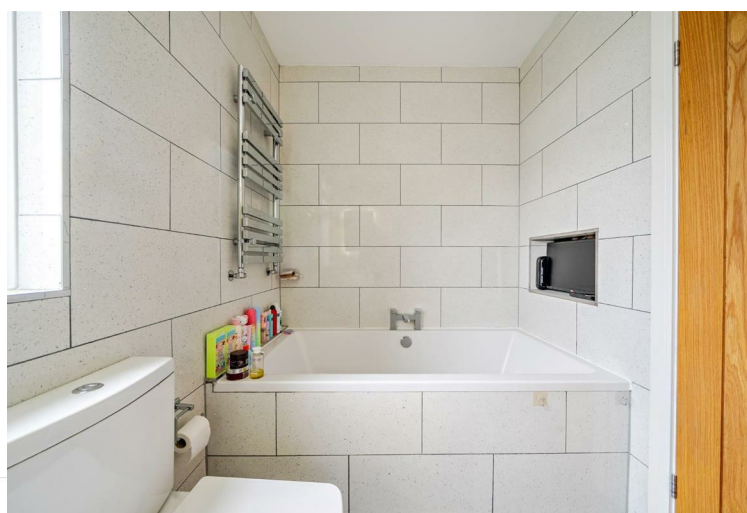
## Offer Check Procedure

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	78
England & Wales		
EU Directive 2002/91/EC		



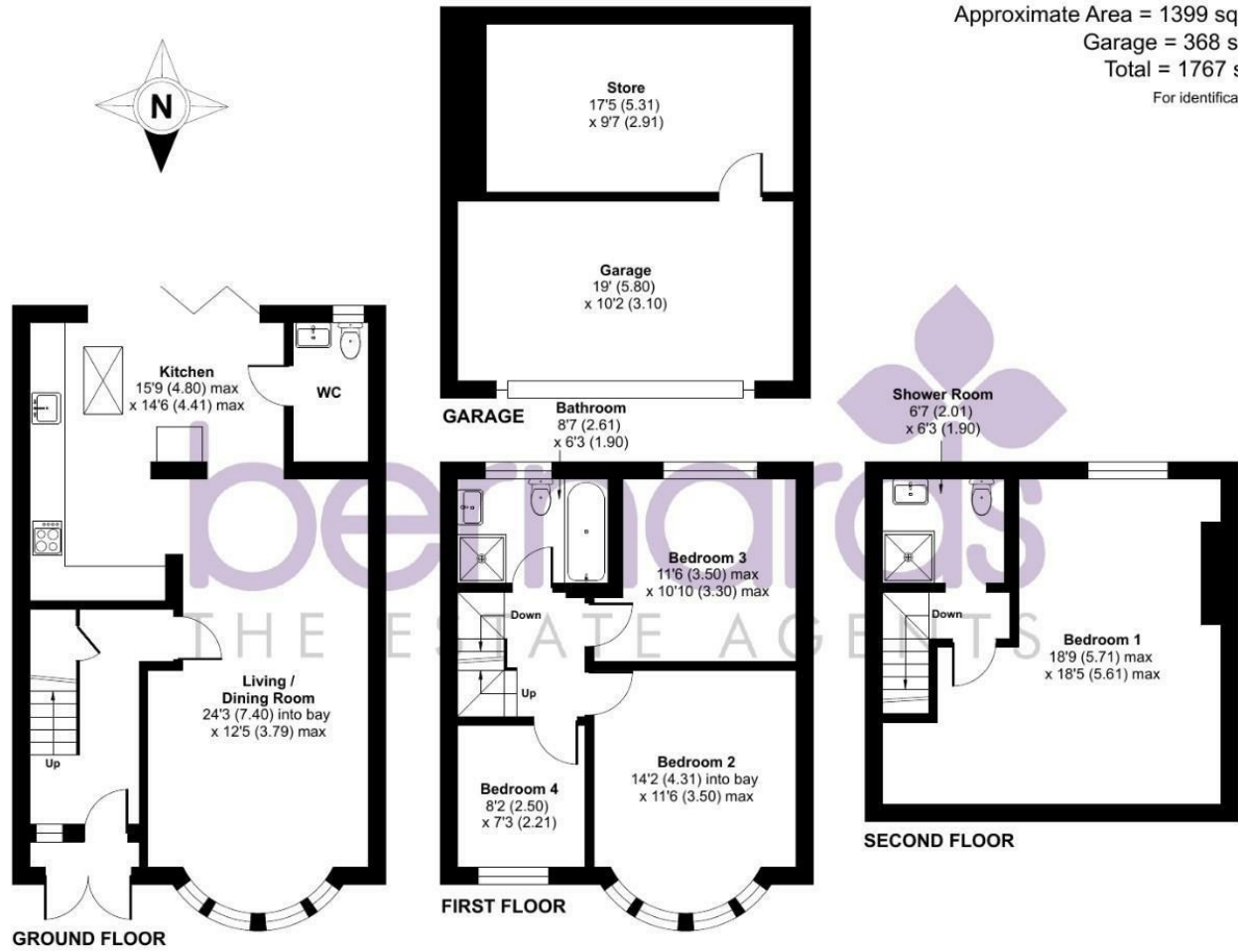
## Green Lane, Portsmouth, PO3

Approximate Area = 1399 sq ft / 129.9 sq m

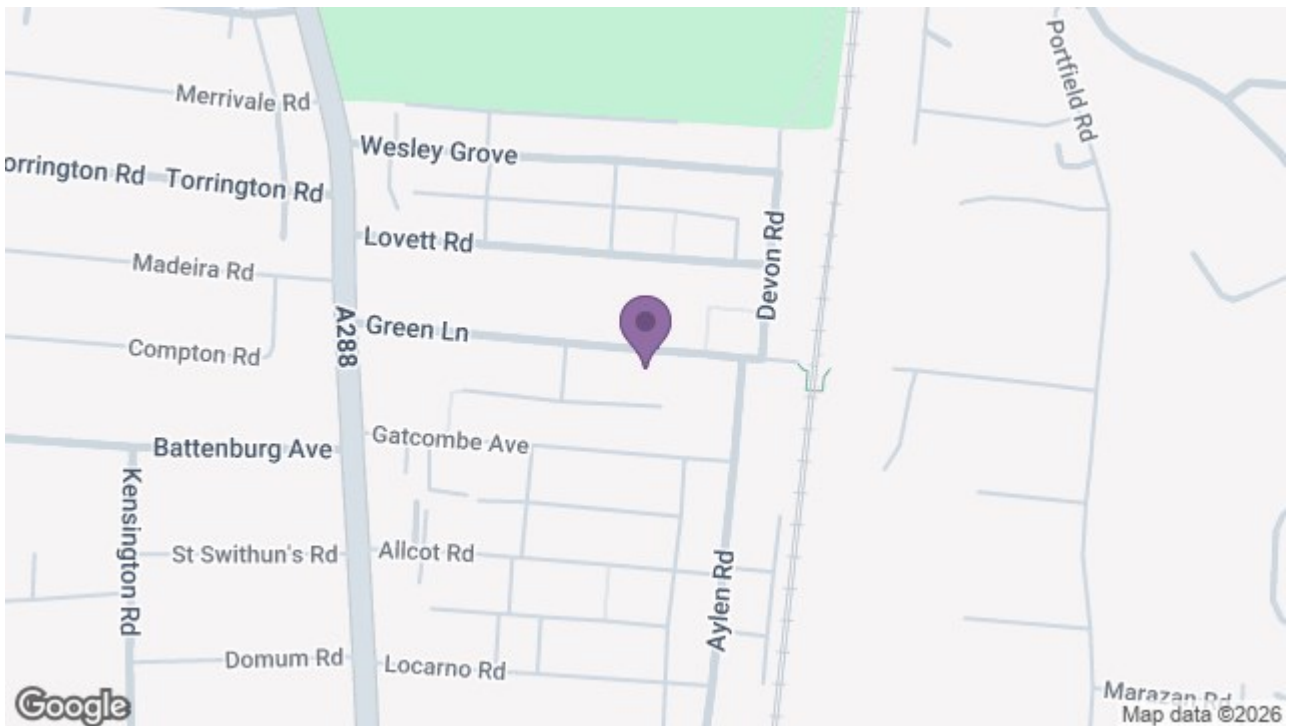
Garage = 368 sq ft / 34.1 sq m

Total = 1767 sq ft / 164 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1408776



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