

Elmwood Road, Portsmouth, PO2

Approximate Area = 1265 sq ft / 117.5 sq m
 Garage = 178 sq ft / 16.5 sq m
 Total = 1443 sq ft / 134 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1409999



Offers In Excess Of £375,000

Elmwood Road, Portsmouth PO2 9QL



HIGHLIGHTS

- ❖ SEMI-DETACHED HOME
- ❖ THREE BEDROOMS
- ❖ SHARED DRIVE TO GARAGE
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLANNED KITCHEN/DINING
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS WC
- ❖ DESIRABLE LOCATION
- ❖ CLOSE TO LOCAL SCHOOLS, NURSERIES & TRANSPORT LINKS
- ❖ CONTACT TODAY TO VIEW!

** Guide price £380,000 - £385,000 **

Nestled in the sought-after area of Elmwood Road, Portsmouth, this charming semi-detached house offers a wonderful opportunity for families and individuals alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

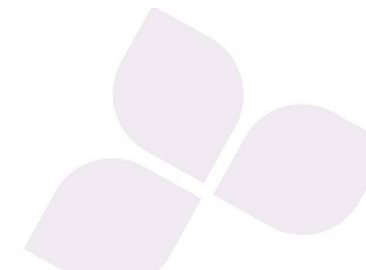
The semi-detached design ensures a sense of privacy while still being part of a friendly community. The shared drive and garage add to

the convenience of this home, making parking and storage hassle-free.

Elmwood Road is known for its desirable location, providing easy access to local amenities, schools, and parks, making it an ideal choice for those looking to settle in a vibrant neighbourhood.

This property is perfect for anyone seeking a blend of comfort, convenience, and community spirit. Don't miss the chance to make this lovely house your new home.

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



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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
14'0" x 12'3" (4.29 x 3.74)

DINING ROOM
16'3" x 9'6" (4.97 x 2.91)

KITCHEN
13'6" x 8'8" (4.12 x 2.66)

CONSERVATORY
14'10" x 6'11" (4.53 x 2.11)

DOWNSTAIRS WC

GARDEN

GARAGE
21'7" x 8'2" (6.60 x 2.51)

FIRST FLOOR

BEDROOM ONE
14'2" x 11'8" (4.34 x 3.58)

BEDROOM TWO
13'11" x 11'1" (4.25 x 3.38)

BEDROOM THREE
7'10" x 7'5" (2.41 x 2.27)

FAMILY BATHROOM
8'2" x 7'1" (2.50 x 2.18)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

Band D

Portsmouth City Council:
£1,817.62

Police and Crime Commissioner:
£275.46

Hampshire & Isle of Wight Fire & Rescue: £87.84

Total Council Tax charge:
£2,180.92

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

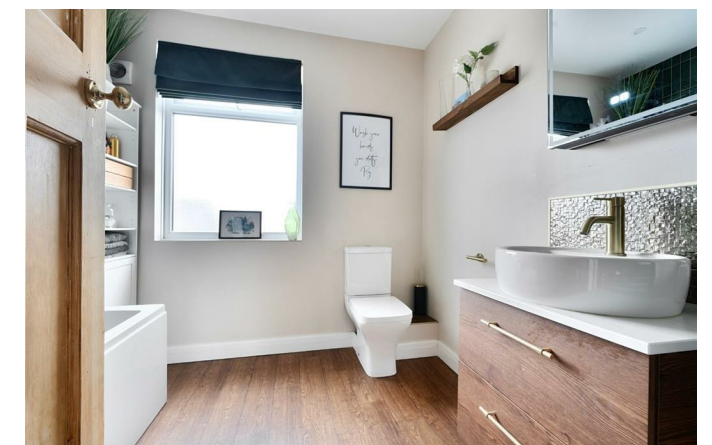
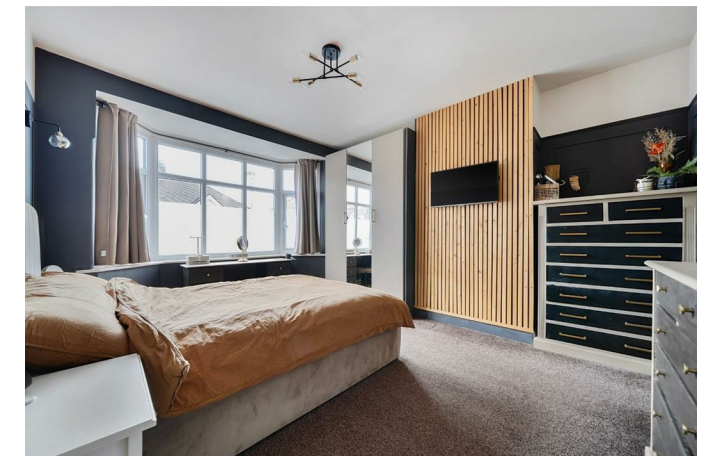
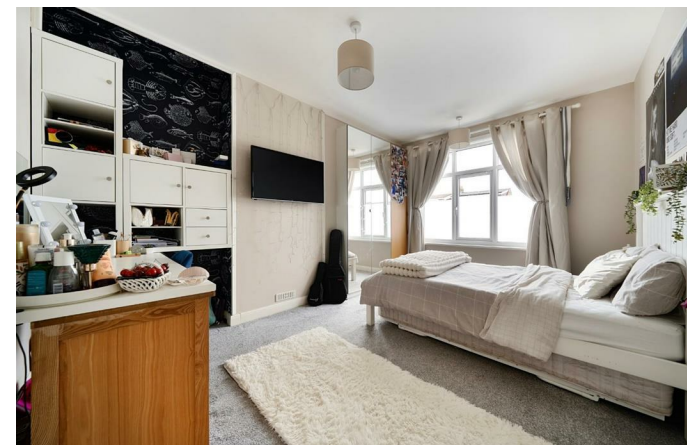
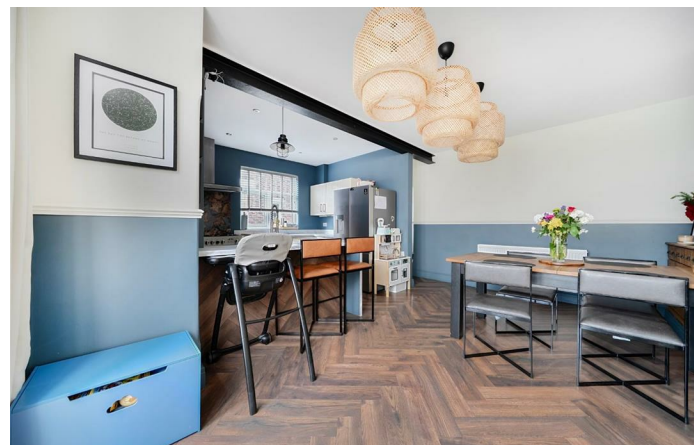
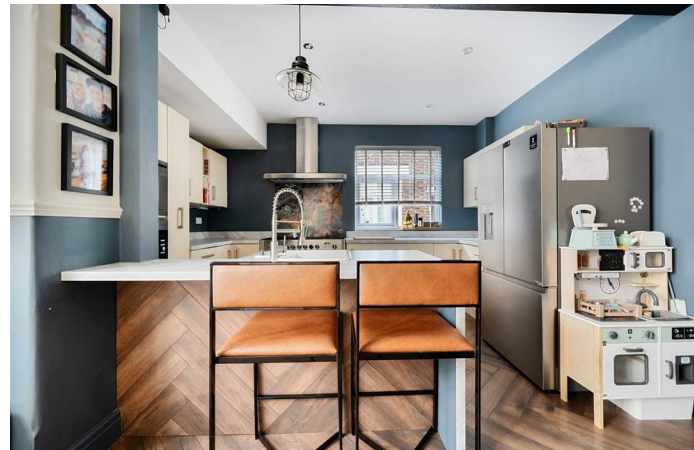
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly 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			
(92-100) 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		81	58
England & Wales			

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