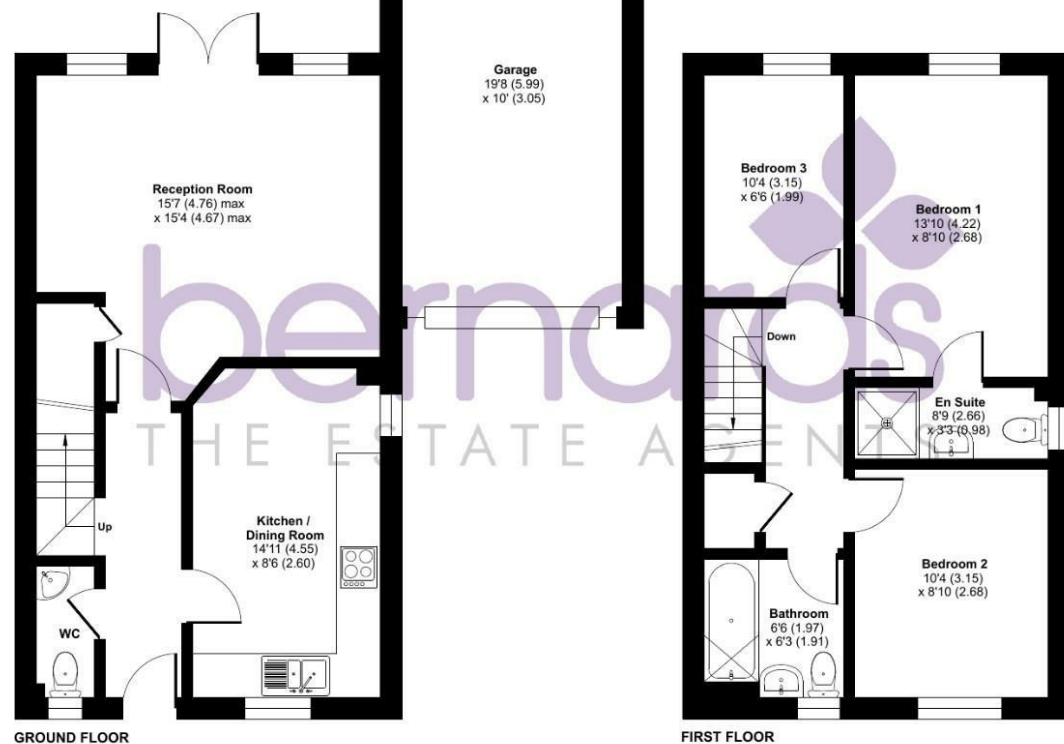




## Guardians Way, Portsmouth, PO3

Approximate Area = 882 sq ft / 81.9 sq m  
Garage = 197 sq ft / 18.3 sq m  
Total = 1079 sq ft / 100.2 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: 1407403



# Asking Price £360,000

## Guardians Way, Portsmouth PO3 6GJ



## HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- DRIVEWAY & GARAGE
- MODERN FITTED KITCHEN
- BRIGHT & AIRY LOUNGE
- SOUTH FACING GARDEN
- TWO BATHROOMS
- DOWNSTAIRS TOILET
- IMMACULATE CONDITION
- NO FORWARD CHAIN

Welcome to this stunning three bedroom semi-detached home located on Guardians Way. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for families or those seeking extra space.

As you enter, you will find a modern fitted kitchen and a generous lounge/diner. This open-plan area is perfect for entertaining and family gatherings, with an abundance of natural light filling the space. The lounge/diner opens out to a lovely south-facing garden, providing a wonderful outdoor retreat for relaxation and play.

The property boasts three well-proportioned bedrooms, ensuring ample space for everyone. Additionally, there are two

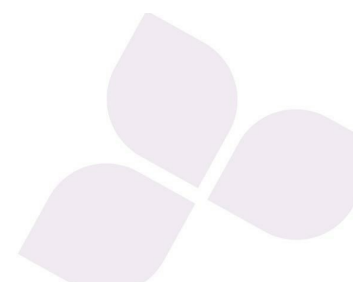
bathrooms and a convenient downstairs toilet, making daily routines more manageable for busy households.

The property features a private driveway along with a garage for extra storage or secure parking.

One of the standout features of this home is that it comes with no forward chain, allowing for a smoother and quicker move-in process.

In summary, this semi-detached house on Guardians Way is a fantastic opportunity for anyone looking for a modern, spacious home in Portsmouth. With its excellent amenities and inviting garden, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property 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

**LOUNGE/DINER**  
15'7" x 15'3" (4.76 x 4.67)

**KITCHEN**  
14'11" x 8'6" (4.55 x 2.60)

**BEDROOM ONE**  
13'10" x 8'9" (4.22 x 2.68)

**ENSUITE**  
8'8" x 3'2" (2.66 x 0.98)

**BEDROOM TWO**  
10'4" x 8'9" (3.15 x 2.68)

**BEDROOM THREE**  
10'4" x 6'6" (3.15 x 1.99)

**BATHROOM**  
6'5" x 6'3" (1.97 x 1.91)

**GARAGE**  
19'7" x 10'0" (5.99 x 3.05)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : C - £1,938.59**

**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**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. Bernard's 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.

**ANTI-MONEY LAUNDERING**  
Bernard's 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
83	95

Very energy efficient - lower running costs  
(82-91) A  
(69-81) B  
(55-68) C  
(39-54) D  
(21-38) E  
(1-20) F  
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC  
England & Wales



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