



## 73 Amberley Road

Portsmouth, PO2 0TQ

Offers in the region of £345,000



\*\*\*THREE BEDROOM HOME WITH LARGE GARAGE & DROPPED KURB\*\*\*BAY & FORECOURT FRONTAGE\*\*\*LARGE RECEPTION ROOMS\*\*\*NO ONWARDS CHAIN\*\*\*



We are delighted to offer this spacious three-bedroom end-of-terrace home, ideally located on the ever-popular Amberley Road, Portsmouth. A standout feature of the property is the rare double-length garage with private dropped-kerb access, providing excellent off-road parking and storage options.

The property boasts an attractive double bay frontage and forecourt. Upon entering, you are welcomed by a bright entrance hallway with useful under-stairs storage and space for coats and shoes.

To the front of the home is a generous lounge featuring a bay window and an attractive feature fireplace, creating a warm and inviting living space. This leads through to a large dining room, ideal for entertaining and offering fantastic potential to create a stunning open-plan living area if desired. To the rear, the well-proportioned kitchen offers ample wall and base units and is fully functional, with scope for modernisation. The kitchen flows through to a conservatory, which provides additional living space, a separate utility room, and direct access to the rear garden.

Externally, the property benefits from a private, beautifully maintained rear garden, complete with an outside WC, two garden sheds, and backing directly onto Gatcombe Gardens — an ideal setting for family time, outdoor entertaining, and summer BBQs.

Upstairs, the accommodation comprises two well-sized double bedrooms, a generous single bedroom or home office, and a family bathroom. The property is perfectly liveable as is, while also offering excellent potential for buyers looking to add their own style and value.

Amberley Road is a highly regarded residential location, conveniently situated within walking distance of local shops, a pharmacy, gym facilities, and excellent transport links. Bus stops are located nearby on Copnor Road and London Road, with Hilsea Train Station approximately a 15-minute walk away.

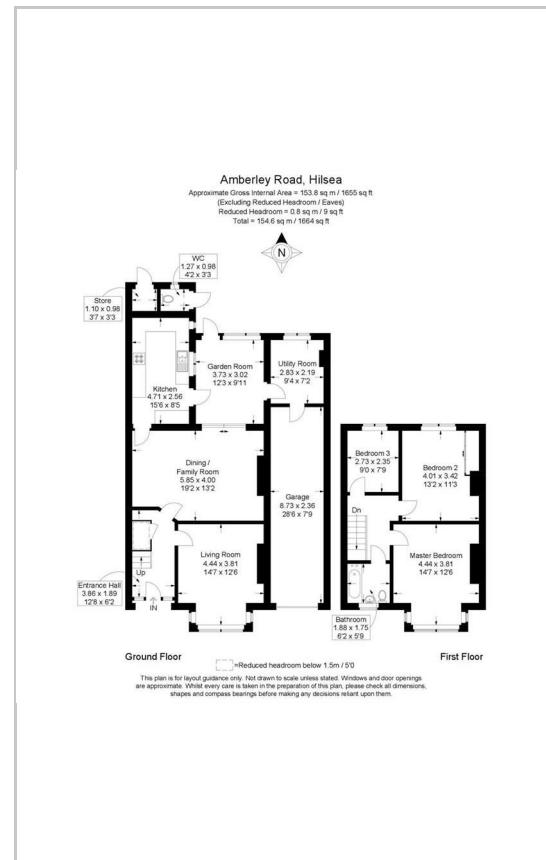
The property also falls within the catchment area for several well-regarded schools, including Kings Academy Infant & Junior School, Gatcombe Park Primary School, Mayfield School, Trafalgar School, and UTC Portsmouth.

An excellent opportunity to secure a spacious family home with superb potential in a sought-after Portsmouth location.

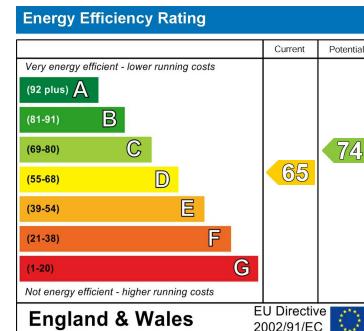
## Area Map



## Floor Plans



## Energy Efficiency Graph



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