



£315,000
67 Copnor Road
Portsmouth, PO3 5AB

PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this substantial, three double bedroom, mid-terraced property located in Copnor Road, Copnor. Well presented throughout, accommodation on the ground floor comprises two reception rooms measuring at 17ft and 19ft respectively, a modern fitted kitchen, a lean-to conservatory and a WC. First floor accommodation comprises the family bathroom and three double bedrooms. Additional benefits include gas central heating, double glazing and a west facing garden. The property also boasts original features. Contact our Portsmouth office to arrange your internal inspection, open late! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

PORCH Tiled flooring, stained glass hardwood door leading to hallway.

HALLWAY Radiator, stairs to first floor, under stairs storage cupboard leading to basement housing meters, original Herringbone flooring, doorway to kitchen, door to reception room one and reception room two.

RECEPTION ROOM ONE 17' 11" into bay x 10' 10" into recess (5.46m x 3.3m) PVC double glazed bay window to front aspect, original Herringbone flooring, radiator, built in storage and shelving, picture rail, feature fireplace with open fire.

KITCHEN 12' 4" x 8' 9" (3.76m x 2.67m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base level units, square edge work surfaces and matching splash backs, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, integral electric oven with induction hob over, space for fridge/freezer, space for dishwasher, radiator, tiled flooring, utility cupboard with space and plumbing for washing machine and tumble dryer.

RECEPTION ROOM TWO 19' x 10' 2" (5.79m x 3.1m) Two PVC double glazed windows to side aspect, two glazed windows and doors to lean-to/conservatory, original Herringbone flooring, radiator, picture rail, feature fireplace with open fire and tiled hearth.

LEAN-TO/CONSERVATORY 7' 7" x 6' 5" (2.31m x 1.96m) Tiled flooring, PVC double glazed windows to side and rear aspect, PVC double glazed French doors to garden, radiator, polycarbonate roof, door to WC.

WC Obscure PVC double glazed window to side aspect, low level WC, wall mounted wash basin, tiled flooring.

FIRST FLOOR LANDING Radiator, loft hatch, picture rail, built in storage cupboard, doors to.

BEDROOM ONE 17' 11" into bay x 13' 3" excluding wardrobe depth (5.46m x 4.04m) PVC double glazed bay window to front aspect, built in wardrobes, picture rail, radiator.

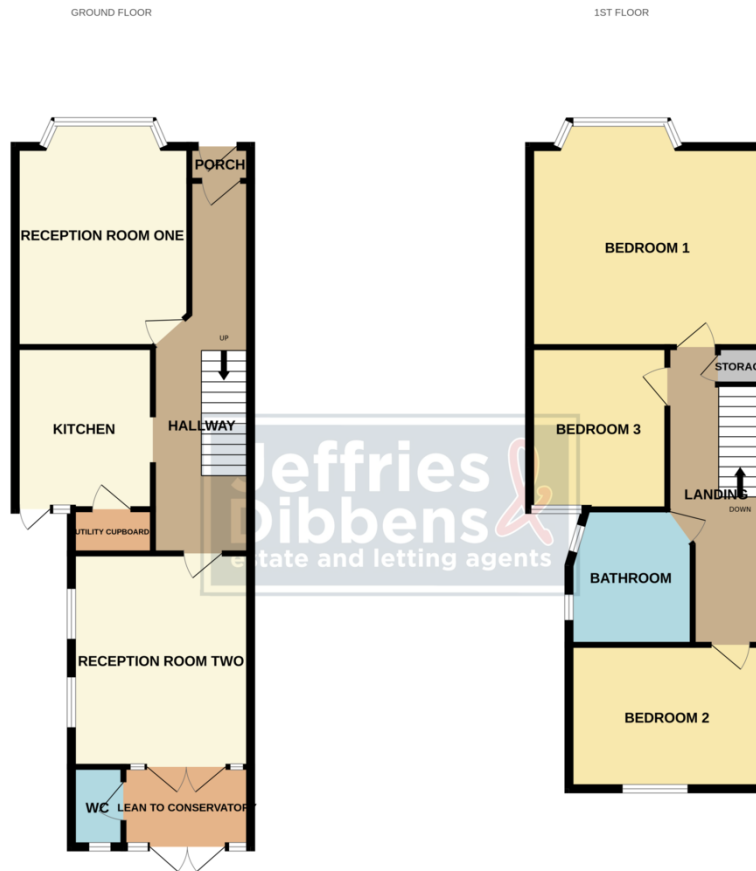
BEDROOM TWO 14' 8" x 9' 10" excluding recess (4.47m x 3m) PVC double glazed window to rear aspect, built in wardrobes, picture rail, radiator, feature fireplace.

BEDROOM THREE 12' 6" x 8' 9" into recess (3.81m x 2.67m) PVC double glazed window to rear aspect, built in wardrobe, radiator, picture rail.

BATHROOM Two obscure PVC double glazed windows to side aspect, panelled corner bath with mains shower over, pedestal mounted wash basin, low level WC, tiled to principal areas, chrome heated towel rail.

REAR GARDEN 40' (12.19m) approx. West facing, mainly laid to paving with mature tree and shrub borders, outside tap, wooden storage shed.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrofix ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire,
PO2 0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk