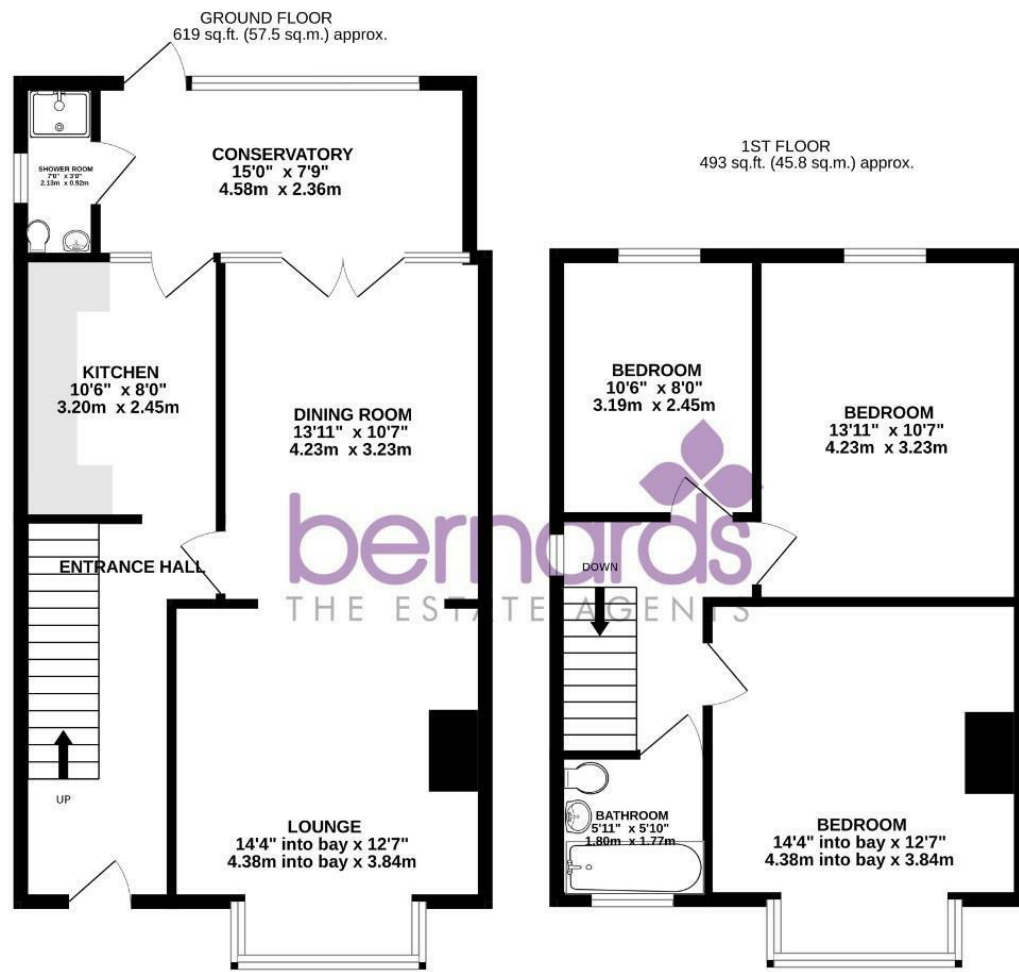


FOR SALE

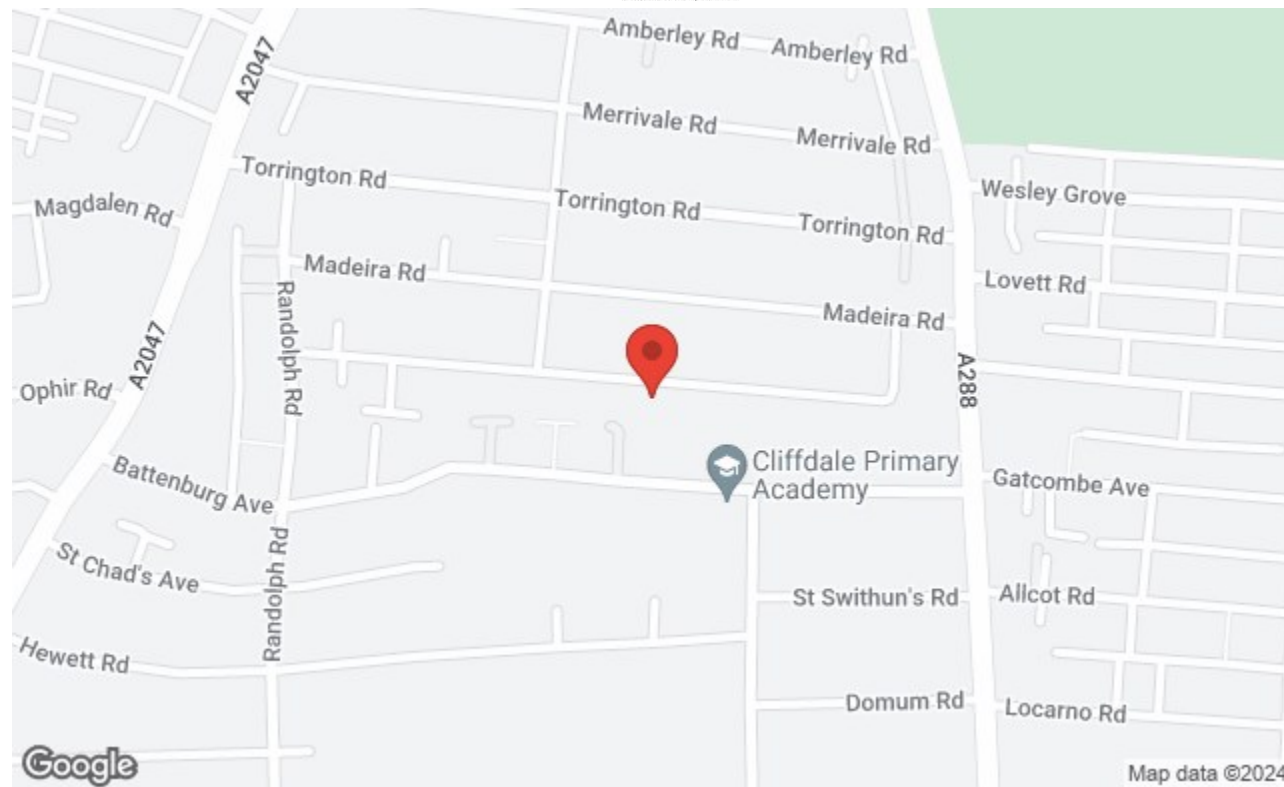
Offers Over £290,000

Compton Road, Portsmouth PO2 0SR

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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3 2 2

HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ TWO RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ THREE BEDROOMS
- ❖ SOUTH FACING GARDEN
- ❖ MODERNISATION REQUIRED
- ❖ GREAT LOCATION
- ❖ GREAT FAMILY HOME
- ❖ A MUST VIEW

THREE BEDROOM - SEMI-DETACHED HOME - NO FORWARD CHAIN

We are delighted to bring to the sales market this three bedroom semi-detached house in the popular Copnor location of Compton road, situated just a short walk from local schools, amenities, shops and Hilsa train station.

Entering the property, you are greeted by a welcoming entrance hallway, off which has access into the large open plan dining/family room. The ground floor of the property is a great entertaining space, being open plan. The lounge to the front floods the ground floor with natural light.

The kitchen to the rear see's plenty of wall/base units, completing the kitchen is the access into the conservatory.

The conservatory benefits from a downstairs shower room.

The rear garden is a great size and faces directly south, the garden has side access.

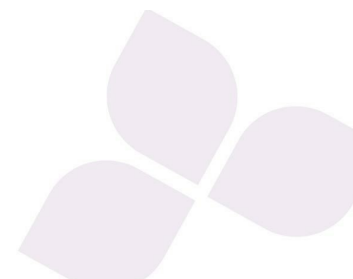
Moving up to the first floor we see three bedrooms and a three-piece family bathroom.

This property requires modernising throughout, this would make the perfect family home with the size it has on offer!

I would strongly suggest booking a viewing on this one if you are looking to put your own stamp on a property.

Call Bernards on 02392728090.

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
14'4" x 12'7" (4.38 x 3.84)

DINING ROOM
13'10" x 10'7" (4.23 x 3.23)

KITCHEN
10'5" x 8'0" (3.20 x 2.45)

CONSERVATORY
15'0" x 7'8" (4.58 x 2.36)

SHOWER ROOM
6'11" x 2'8" (2.13 x 0.82)

BEDROOM
14'4" x 12'7" (4.38 x 3.84)

BEDROOM TWO
13'10" x 10'7" (4.23 x 3.23)

BEDROOM THREE
3.19x2.45

BATHROOM
10'5" x 8'0" (3.19 x 2.45)

CONVEYANCING

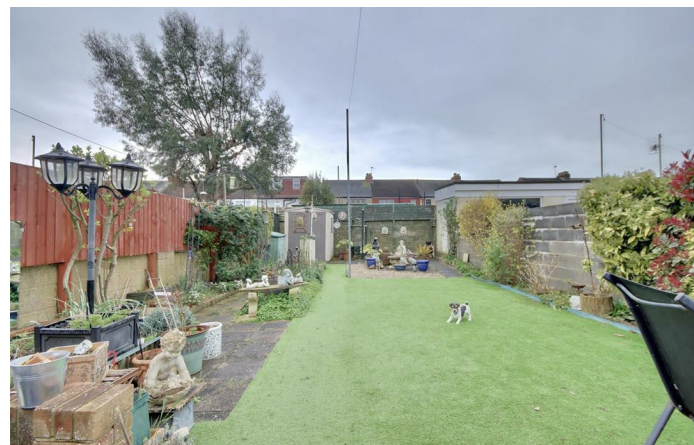
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly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

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) 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	
England & Wales	EU Directive 2002/91/EC



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02392 728090
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