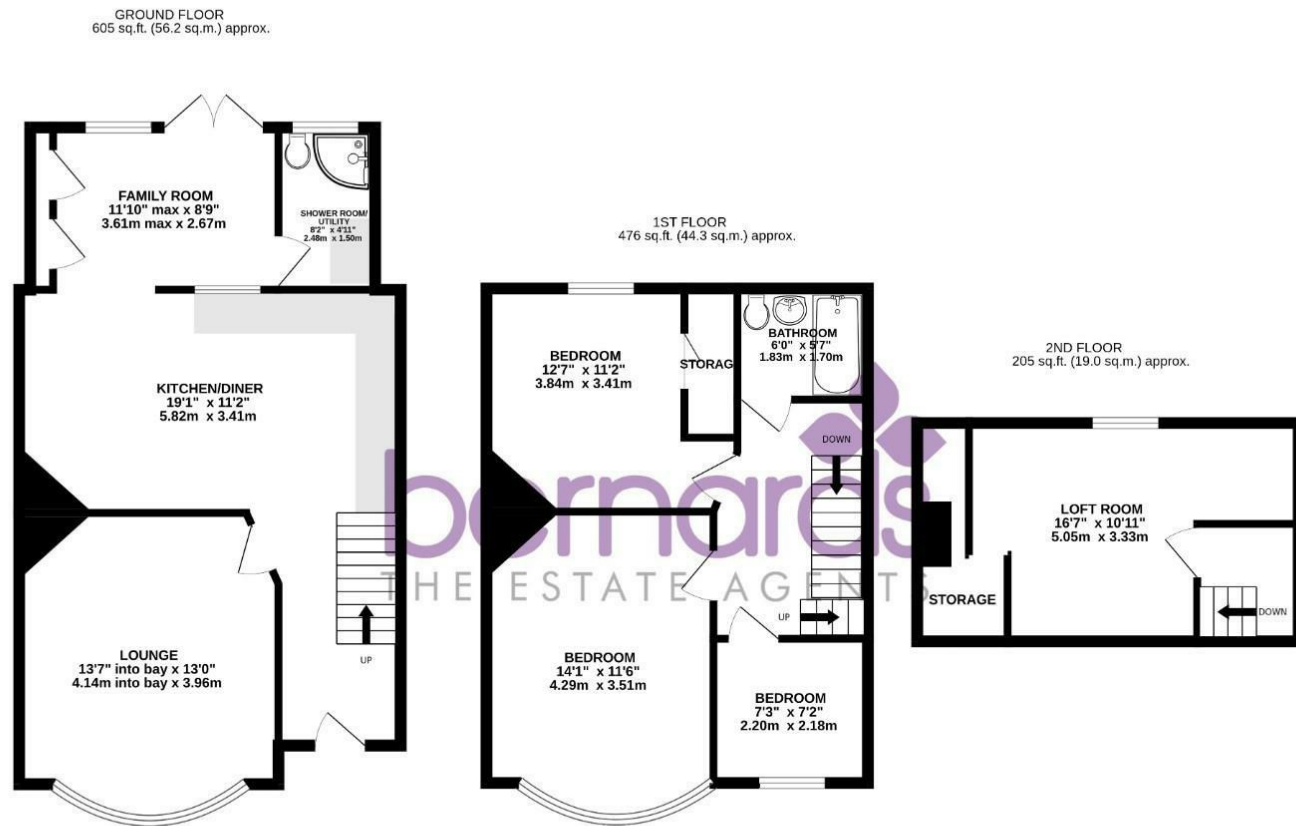




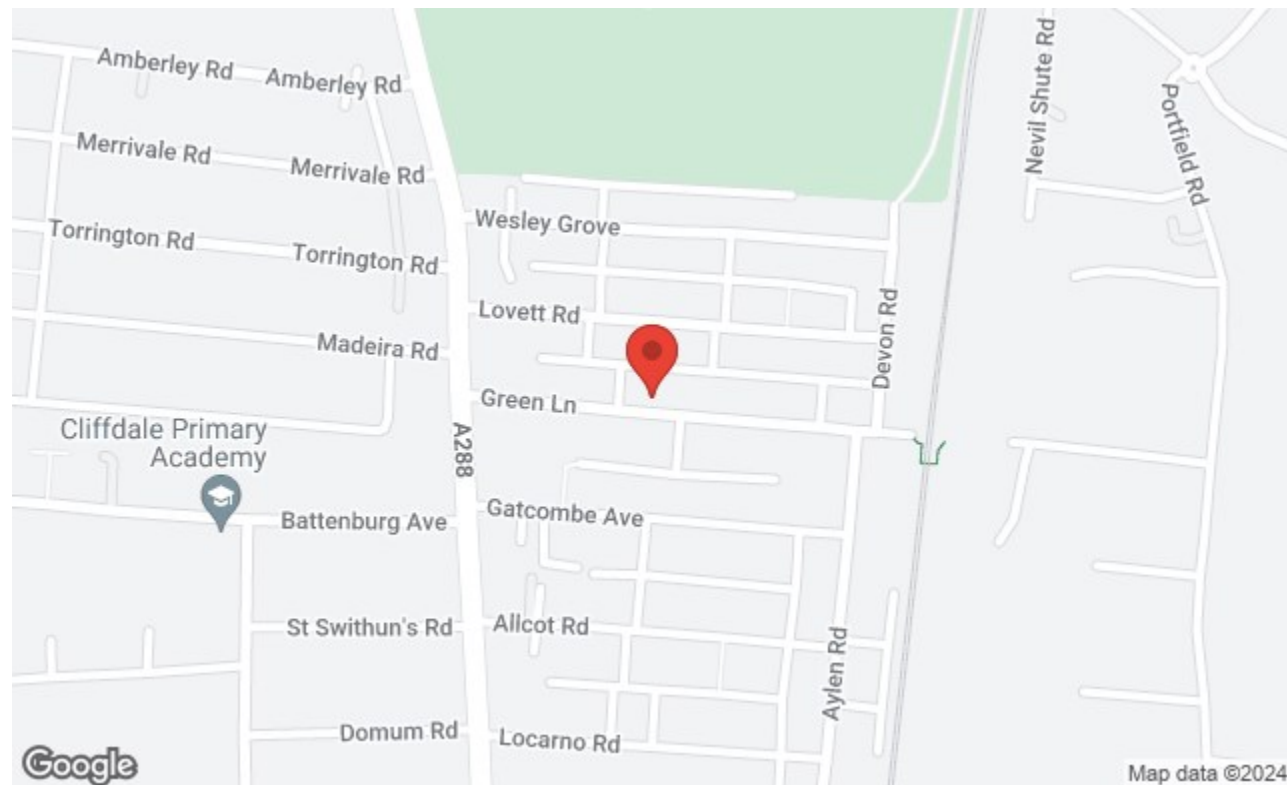
Offers Over £340,000

Green Lane, Portsmouth PO3 5EY



TOTAL FLOOR AREA: 1286 sq.ft. (119.5 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. Made with Metropix ©2024



### HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ EXTENDED FAMILY ROOM
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ UTILITY SPACE
- ❖ BOARDED LOFT ROOM
- ❖ PARKING FOR 2 CARS
- ❖ BEAUTIFUL FAMILY HOME
- ❖ MODERN DECOR
- ❖ A MUST SEE!

**\*\* IMMACULATE THREE BEDROOM HOME WITH PARKING! \*\***

We are delighted to introduce to the sales market, this stunning property in the sought after location of Green Lane, Copnor.

Entering the property, you are greeted by a welcoming entrance hallway. Off the entrance hall, you have access to the bright and airy lounge which is flooded with light from the large bay window. Moving through, you have access to the dining room which is open plan to the modern fitted kitchen. The ground floor is completed by the extended family room which has built in storage cupboards, completing the ground floor is the downstairs shower room and utility space

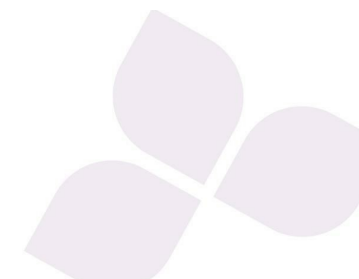
The rear garden is a nice size, it is partially paved and completed with artificial grass making it low maintenance. The rear garden also has access to the parking out the back accessible via a gate.

Moving back into the property and up to the first floor, you will find three bedrooms, two of which are doubles, and the modern three-piece family bathroom.

Finishing the property is the fully boarded loft room with velux window and power, currently functioning as a home office.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment. Please call Bernards Portsmouth on 02392 728090.

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**  
13'6" x 12'11" (4.14 x 3.96)

**KITCHEN/DINER**  
19'1" x 11'2" (5.82 x 3.41)

**FAMILY ROOM**  
11'10" x 8'9" (3.61 x 2.67)

**SHOWER ROOM/UTILITY**

**BEDROOM ONE**  
14'0" x 11'6" (4.29 x 3.51)

**BEDROOM TWO**  
12'7" x 11'2" (3.84 x 3.41)

**BEDROOM THREE**  
7'2" x 7'1" (2.20 x 2.18)

**BATHROOM**  
6'0" x 5'6" (1.83 x 1.70)

**LOFT ROOM**  
16'6" x 10'11" (5.05 x 3.33)

**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.

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

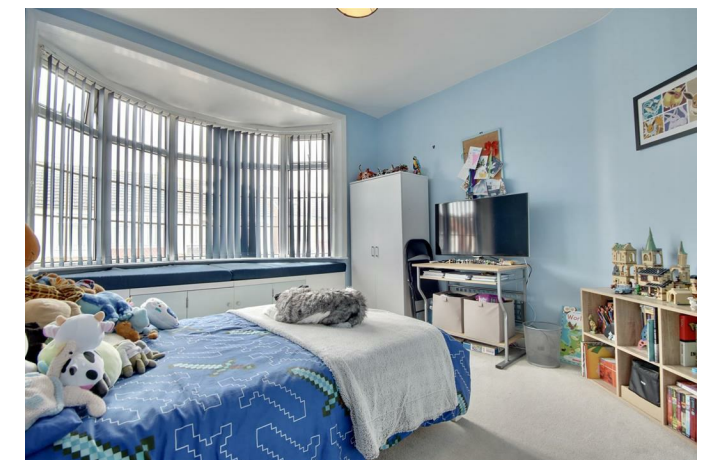
BAND : C

**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.

**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.

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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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