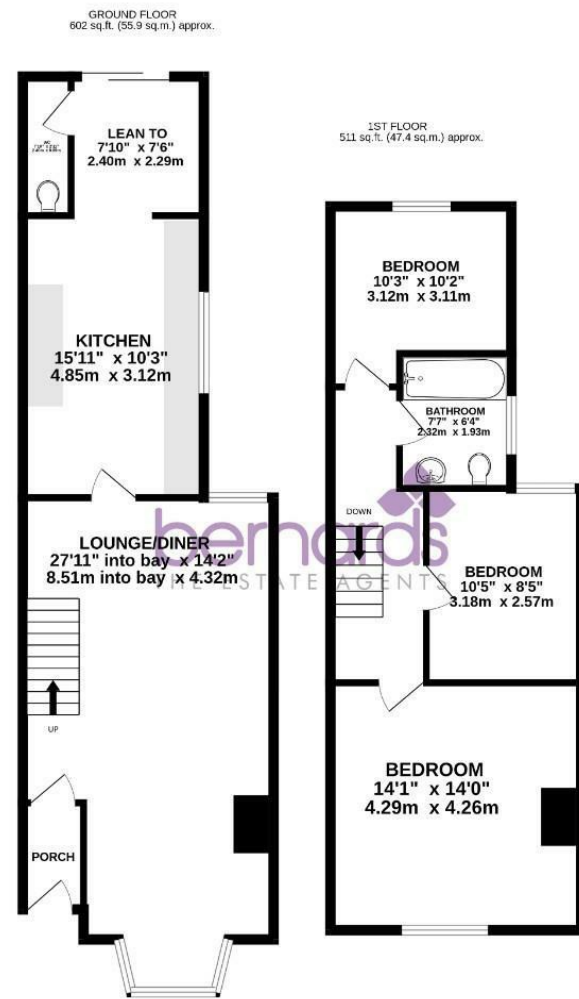


FOR SALE

£265,000

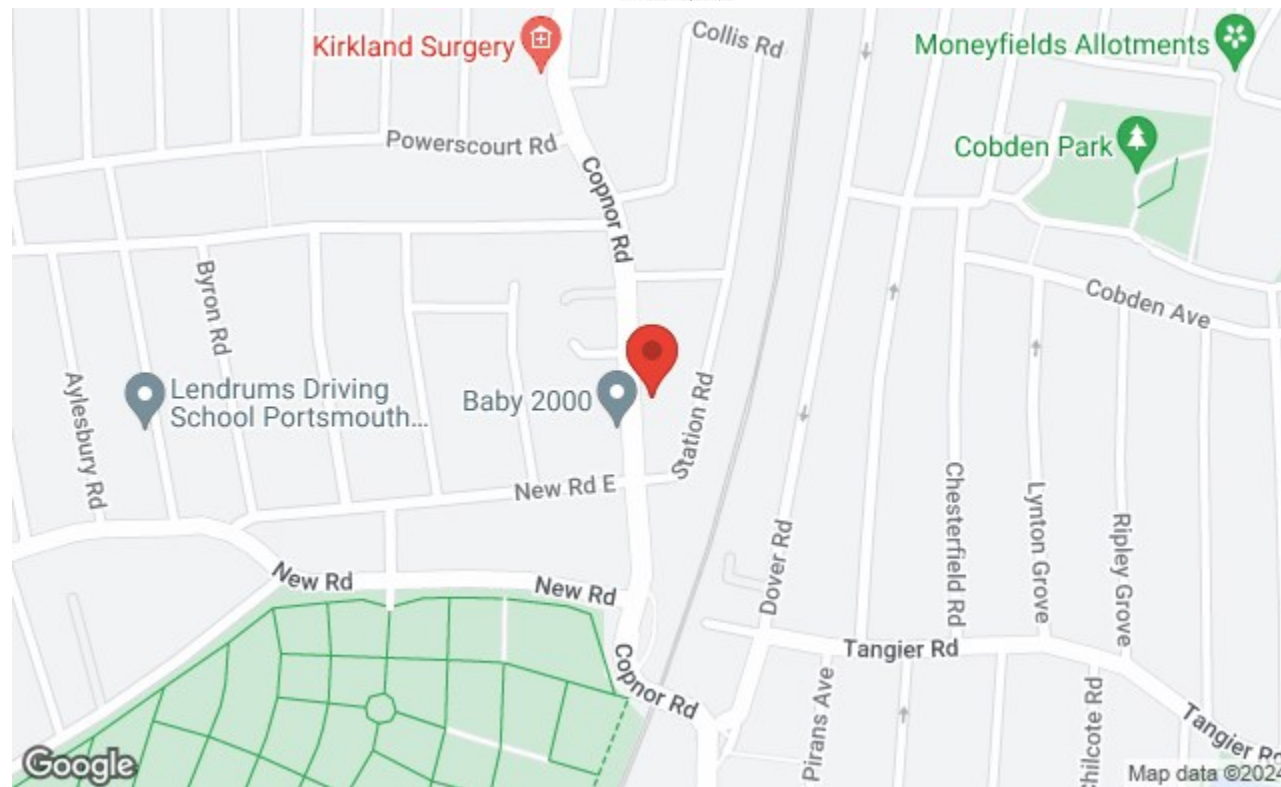
Copnor Road, Portsmouth PO3 5AH

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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

- ❖ END TERRACED HOUSE
- ❖ THREE DOUBLE BEDROOMS
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ MODERN FITTED KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ MODERN UPSTAIRS BATHROOM
- ❖ PERFECT FIRST TIME PURCHASE
- ❖ GREAT BUY TO LET HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ CLOSE TO LOCAL SHOPS & TRANSPORT LINKS

Welcome to this charming end terrace house located on Copnor Road in Portsmouth. This property boasts a modern fitted kitchen and spacious lounge/diner perfect for entertaining guests.

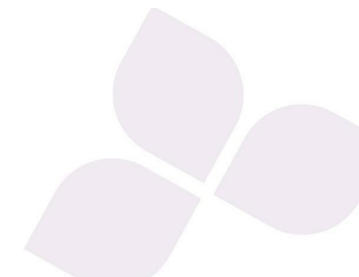
With three double bedrooms, this home offers plenty of space for a growing family or for those who enjoy having a guest room or home office. The modern upstairs bathroom adds a touch of luxury to this lovely property, making it a comfortable and convenient space for all.

Whether you're a first-time buyer looking for your dream home or an

investor seeking a property with great buy-to-let potential, this house ticks all the boxes. Its prime location in Portsmouth offers easy access to local amenities, schools, and transport links, making it a desirable choice for anyone looking to settle down in this vibrant city.

Don't miss out on the opportunity to make this house your home or a lucrative investment property. Book a viewing today and discover the endless possibilities that this property on Copnor Road has to offer.

129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing  
02392 728090  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## PORCH

**LOUNGE/DINER**  
27'11" x 14'2" (8.51 x 4.32)

**KITCHEN**  
15'10" x 10'2" (4.85 x 3.12)

**LEAN TO**  
7'10" x 7'6" (2.40 x 2.29)

## DOWNSTAIRS WC

## GARDEN

## FIRST FLOOR

**BEDROOM ONE**  
14'0" x 13'11" (4.29 x 4.26)

**BEDROOM TWO**  
10'2" x 10'2" (3.12 x 3.11)

**BEDROOM THREE**  
10'5" x 8'5" (3.18 x 2.57)

**UPSTAIRS BATHROOM**  
7'7" x 6'3" (2.32 x 1.93)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

## 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.

## 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

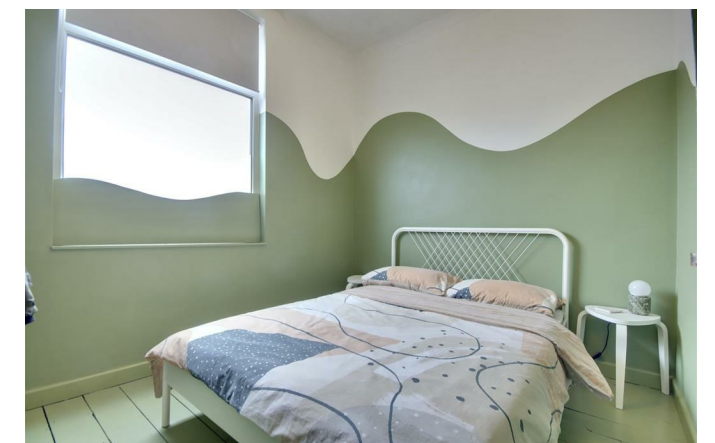
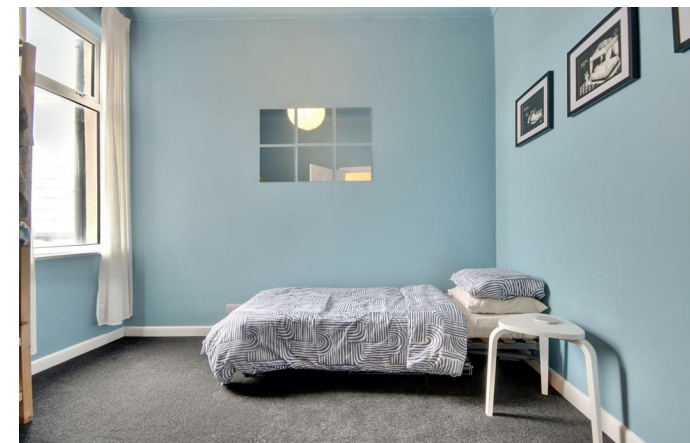
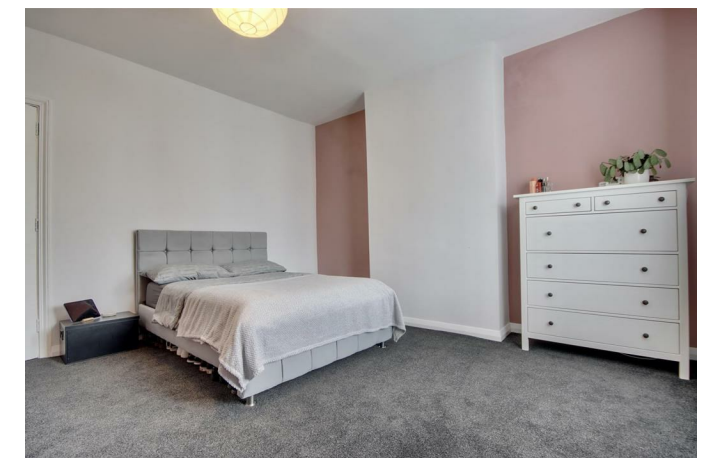
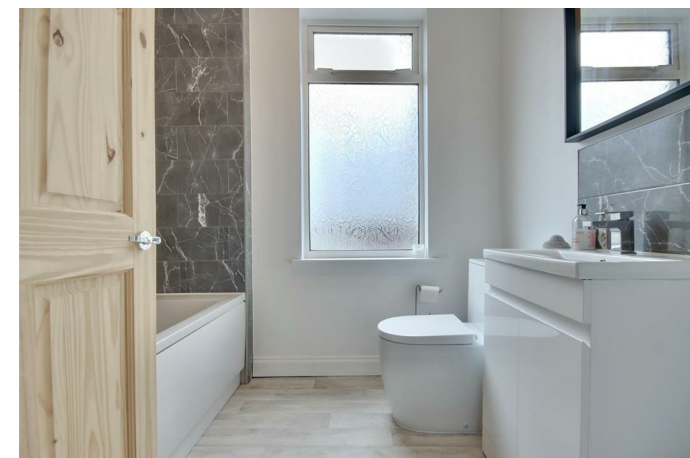
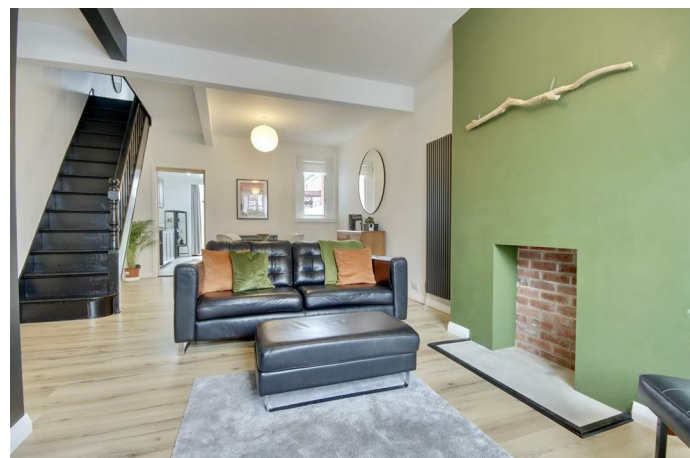
difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## 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.

## 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
Very energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	81
England & Wales	

Scan here to see all our properties for sale and rent



Call today to arrange a viewing  
02392 728090  
www.bernardsestates.co.uk

