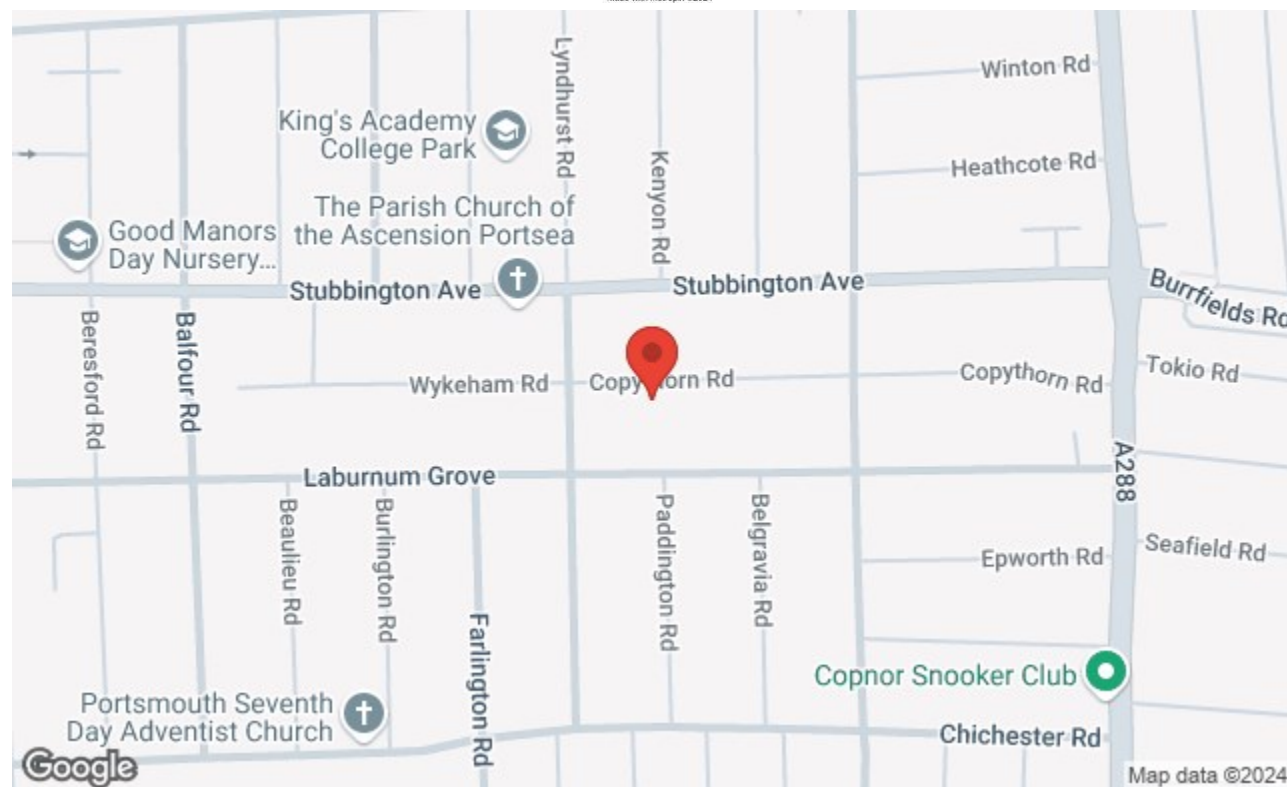




TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



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



Offers Over £250,000

Copythorn Road, Portsmouth PO2 0EB



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ SINGLE BAY & FORECOURT
- ❖ THREE DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM & DOWNSTAIRS WC
- ❖ LARGE DINING ROOM
- ❖ FITTED KITCHEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT FIRST TIME PURCHASE
- ❖ SPACIOUS THROUGHOUT
- CLOSE TO LOCAL SCHOOLS

Welcome to Copythorn Road, Portsmouth - a single bay & forecourt terraced house which boasts two spacious reception rooms, ideal for entertaining family and friends. With three double bedrooms, there's plenty of space for the whole family to unwind and recharge. Internally, further benefits include a downstairs WC and the family bathroom on the first floor.

This house is perfect for those seeking a convenient lifestyle with transport links, shops and schools or within walking distance. Whether

you're a first-time buyer or looking to upgrade to a new home, this property offers great possibilities to create the perfect living space.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

15'5" x 11'1" (4.71 x 3.38)

KITCHEN

10'10" x 8'10" (3.32 x 2.70)

DOWNSTAIRS WC

DINING ROOM

19'4" x 9'4" (5.90 x 2.86)

GARDEN

BEDROOM ONE

14'4" x 12'10" (4.39 x 3.93)

BEDROOM TWO

10'11" x 8'11" (3.35 x 2.72)

BEDROOM THREE

11'4" x 9'4" (3.46 x 2.86)

BATHROOM

6'2" x 5'8" (1.88 x 1.74)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C – £1,844.85

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

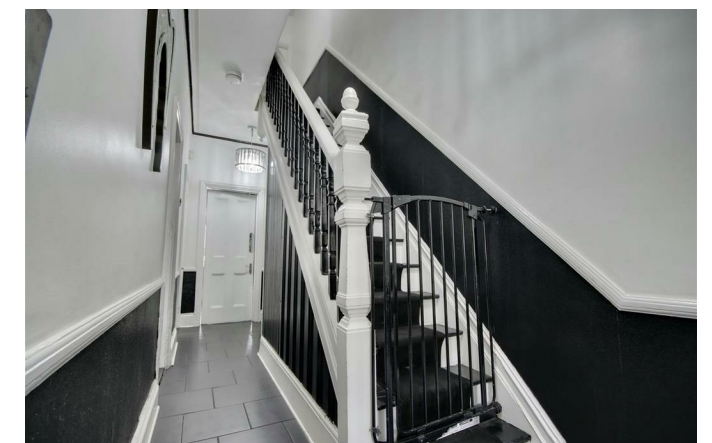
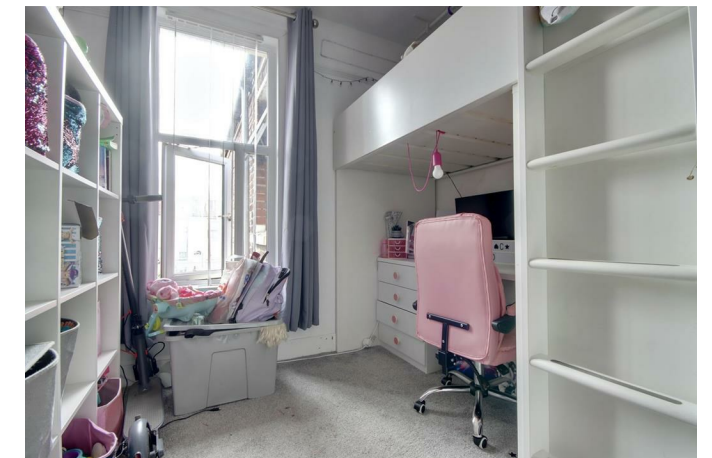
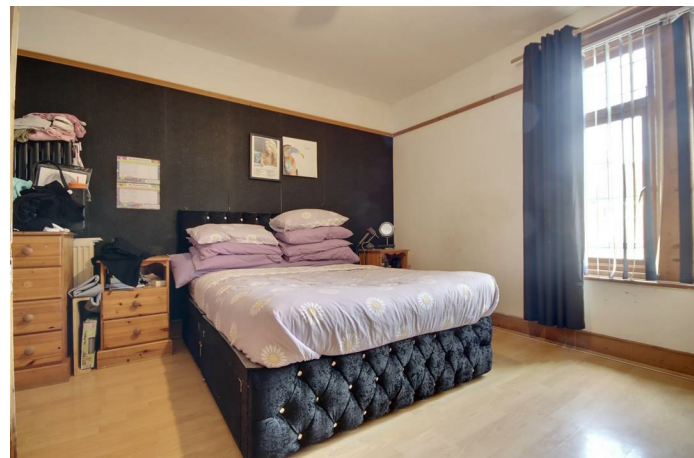
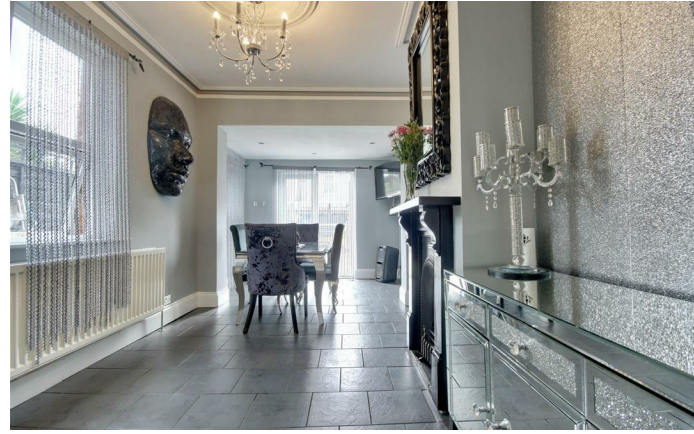
that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask 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	83
(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

Scan here to see all our properties for sale and rent



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

