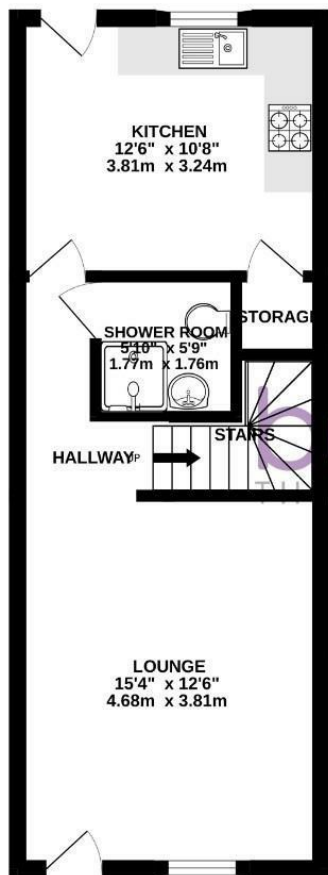
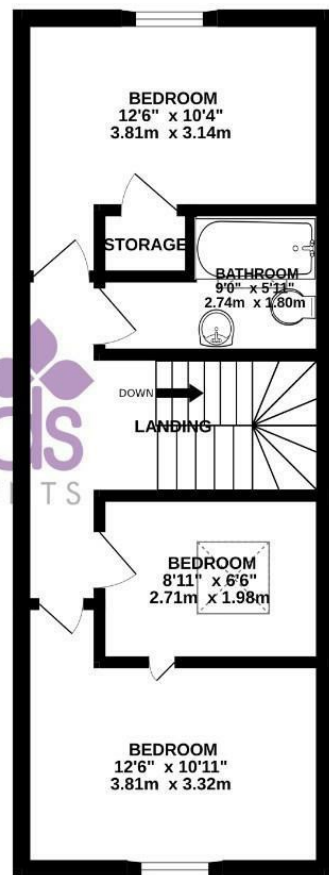


GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



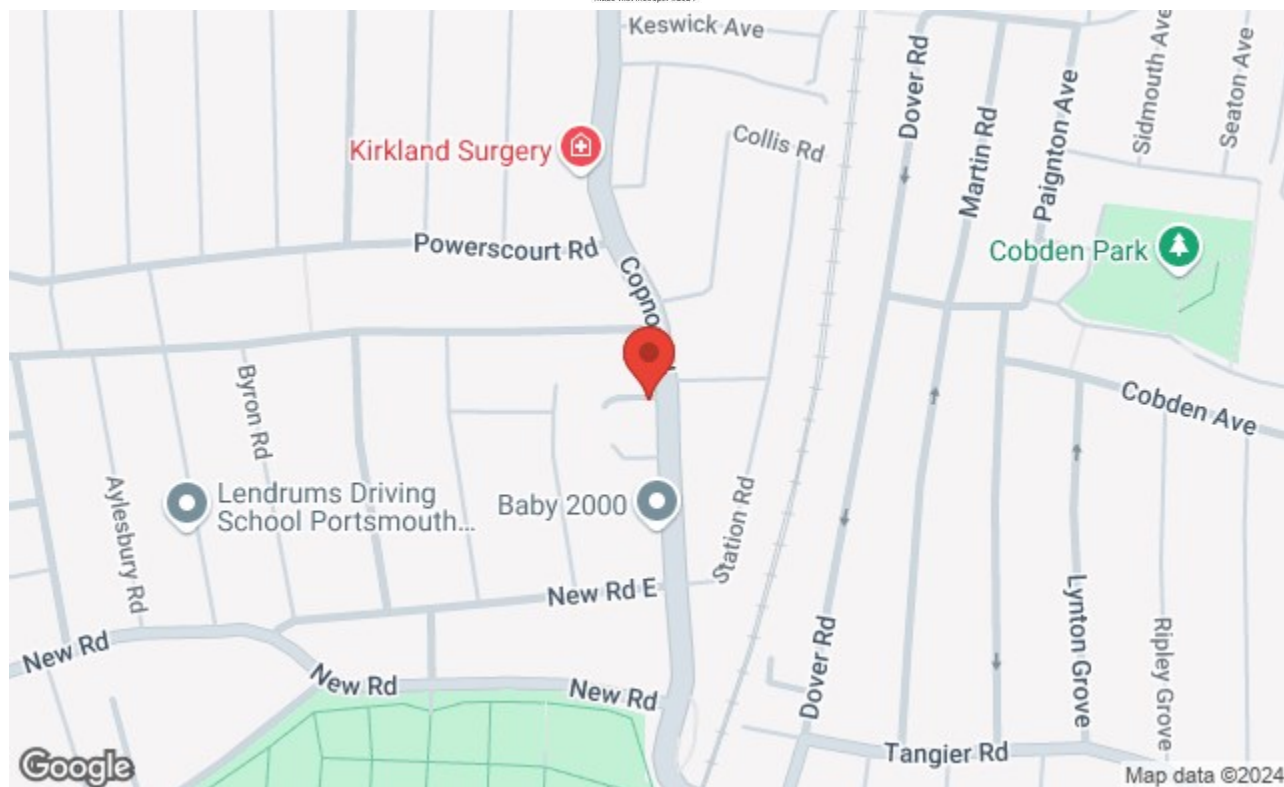
TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 Metropy 6/2024

FOR SALE

Offers In Excess Of £290,000

Copnor Road, Portsmouth PO3 5AB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PRIVATE MEWS
- ❖ END OF TERRACE
- ❖ THREE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ FITTED KITCHEN
- ❖ TWO BATHROOMS
- ❖ SOUTH FACING GARDEN
- ❖ BUILT IN 2016
- ❖ POPULAR LOCATION
- ❖ PERFECT FIRST HOME

**** THREE BEDROOM COPNOR HOME WITH OFF ROAD PARKING ****

Bernards are delighted to offer this beautiful three bedroom, end-of-terrace property. "The Mews" is located off Copnor Road and is a true rarity for the area, boasting two off road parking spaces, a private courtyard garden and is immaculately maintained throughout.

Upon entry to the property you have a wonderful lounge, measuring over 15ft in length and is flooded with natural light from the double glazed windows to the front elevation. Moving through, the ground floor has ample built in storage underneath the staircase, a modern shower room and a fantastically presented kitchen. The kitchen is fitted with modern flooring and a range of base and wall units and has ample work surface space and has access to the rear garden. The garden is a wonderful south facing sun trap, which is very

low maintenance being fully block paved, with side access.

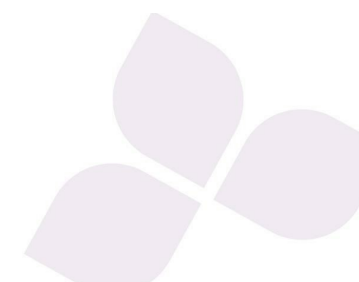
The property has three bedrooms, two doubles and a generous single all of which are neutrally decorated.

Completing the property is the luxury three-piece bathroom, which is the perfect space to relax and unwind. A unique feature of the bathroom is that it boasts a velux window skylight, meaning you can lay back in the large bathtub with sky views.

Further benefits include shutter blinds being installed throughout this October.

We strongly recommend booking an early viewing to avoid disappointment, please call Bernards 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
15'4" x 12'5" (4.68 x 3.81)

KITCHEN
12'5" x 10'7" (3.81 x 3.24)

SHOWER ROOM
5'9" x 5'9" (1.77 x 1.76)

BEDROOM ONE
12'5" x 10'10" (3.81 x 3.32)

BEDROOM TWO
12'5" x 10'3" (3.81 x 3.14)

BEDROOM THREE
8'10" x 6'5" (2.71 x 1.98)

BATHROOM
8'11" x 5'10" (2.74 x 1.80)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C

MORTGAGE ADVICE
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.

OFFER CHECK
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.

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.

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 plus) A	95
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Call today to arrange a viewing
02392 728090
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