



FOR SALE

Offers in Excess of £300,000

20 Kensington Road,
Portsmouth, PO2 0HA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This well presented, three bedroom, bay & forecourt property located in the popular spot in Copnor is being offered with no forward chain! Situated on Kensington Road, the accommodation provides a spacious living room with a large bay window and feature fireplace. The bright and airy open plan kitchen/ dining space is the real heart of the home, a brilliant space for entertaining with double doors opening out into the enclosed 52FT rear garden, which benefits from storage, access to a W.C and a raised decked area to its rear. The first floor then provides three great sized double bedrooms, plus a fitted family bathroom suite. Additionally the home is double glazed and gas centrally heated, plus its within the Admiral Lord Nelson school catchment area. We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales team today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

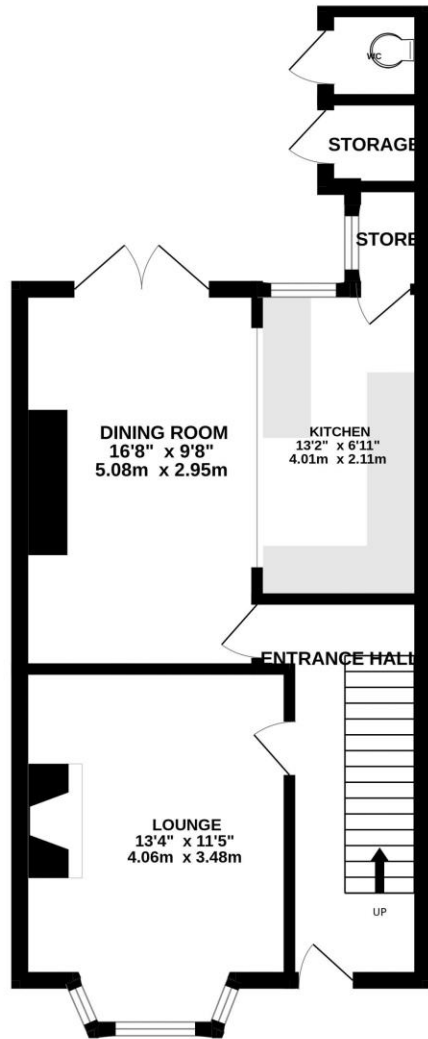


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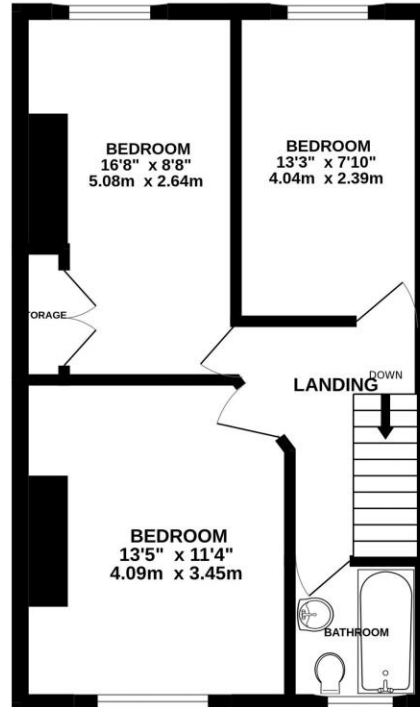




GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.