



FOR SALE

£305,000

65 Green Lane, Copnor
Portsmouth, PO3 5EZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

A beautifully presented family home has been refurbished and is offered to the market with no forward chain and a GARAGE. On the ground floor, the accommodation comprises an entrance hall, a bright living room featuring a double glazed bow bay window, a separate dining room, a brand-new fitted kitchen, and a conservatory overlooking the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a stylish, contemporary fitted bathroom. The enclosed rear garden provides rear pedestrian access, ideal for convenience and security. There is also a courtesy door to the garage. Early internal viewing is highly recommended, please contact Lawson Rose to arrange your appointment.

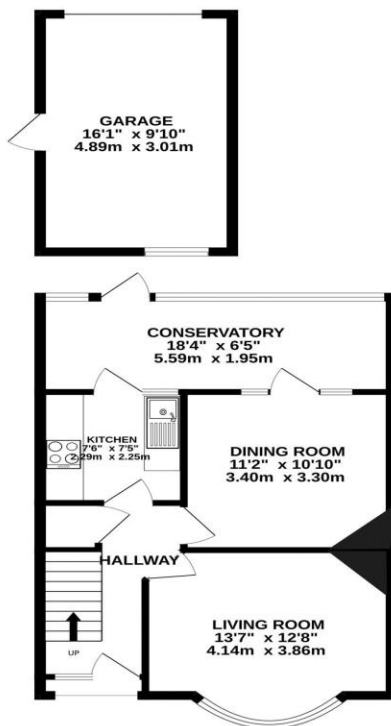
Material Information:

- 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: Garage and on street parking.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

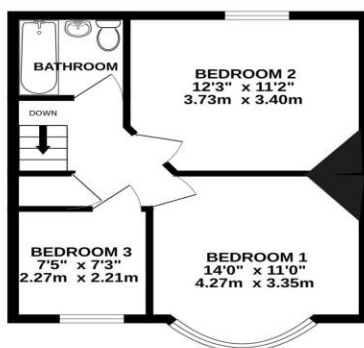




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	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.



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