



FOR SALE

£310,000

344 Copnor Road, Copnor,
Portsmouth, PO3 5EL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

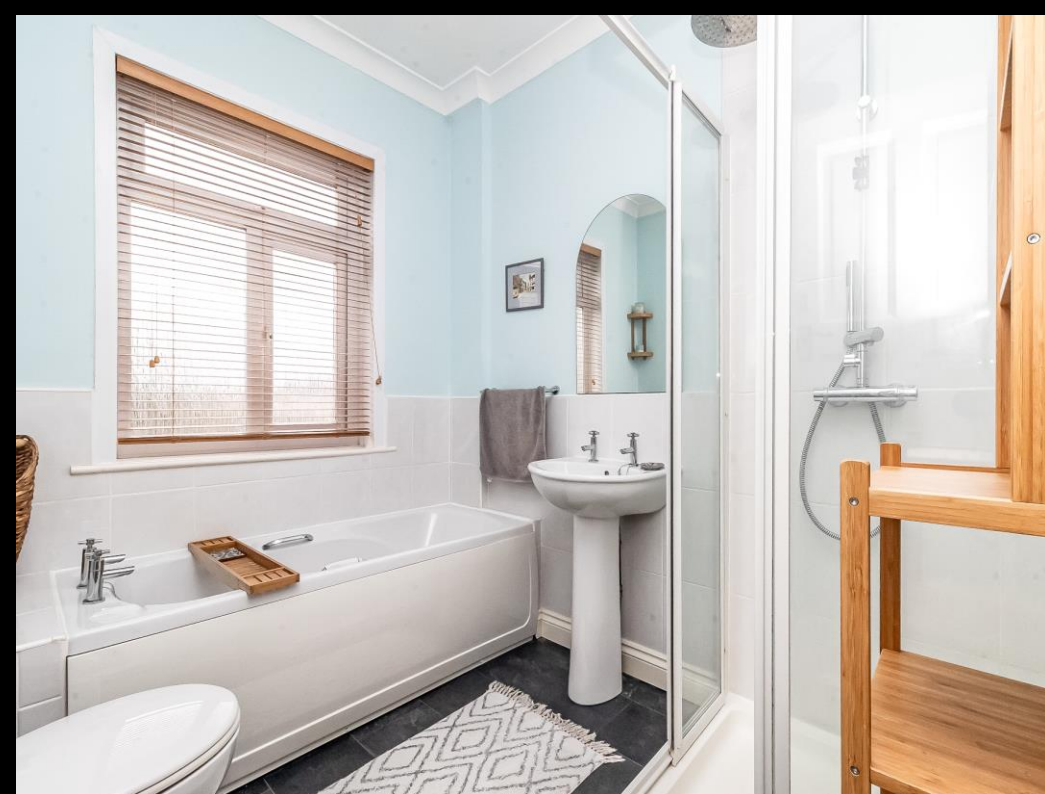
Immaculately Presented Three Bedroom Double Bay & Forecourt Home with Off Road Parking – No Forward Chain! Situated on Copnor Road, moments from local amenities, College Park and reputable schools, this beautifully presented three-bedroom terraced property offers spacious and stylish living throughout. Benefitting from gated off-road parking and offered with no forward chain, this home is ideal for those seeking a ready-to-move-into family property. Upon entering, the accommodation comprises a bright and generously sized living room with a large bay window, a second reception room ideal for use as a dining room, and a well-proportioned fitted kitchen/breakfast room. To the rear, a useful extension provides additional space, currently arranged as a utility area, alongside a convenient downstairs W.C. The well-maintained rear garden features a substantial brick-built store and gated access to a hardstanding area providing secure off-road parking. On the first floor, the home offers three well-sized bedrooms and a modern, four-piece bathroom suite. Further benefits include double glazing, gas central heating, and the advantage of being offered with no forward chain. In our opinion, this is a fantastic opportunity to secure a sizeable family home in a popular and convenient location. To arrange an internal viewing or for further information, please contact the Lawson Rose sales office 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.
- Hard Stand/ Parking To Rear
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

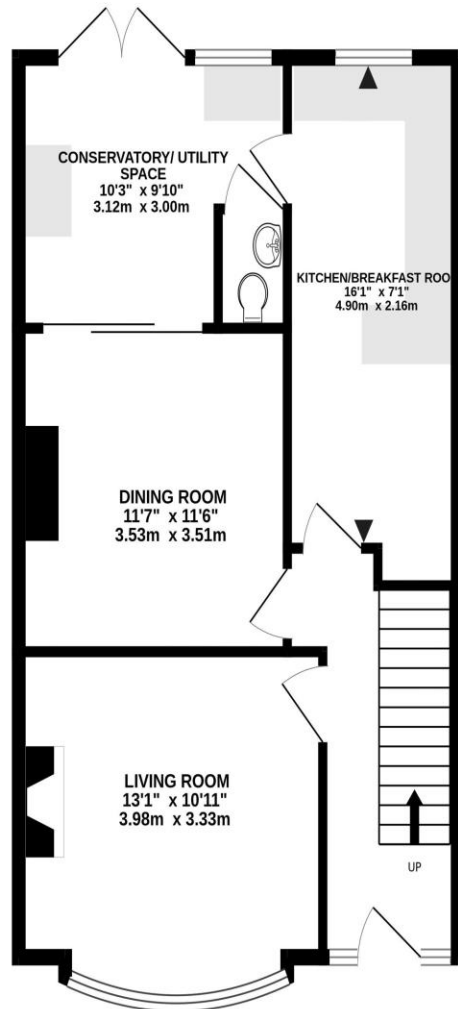


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

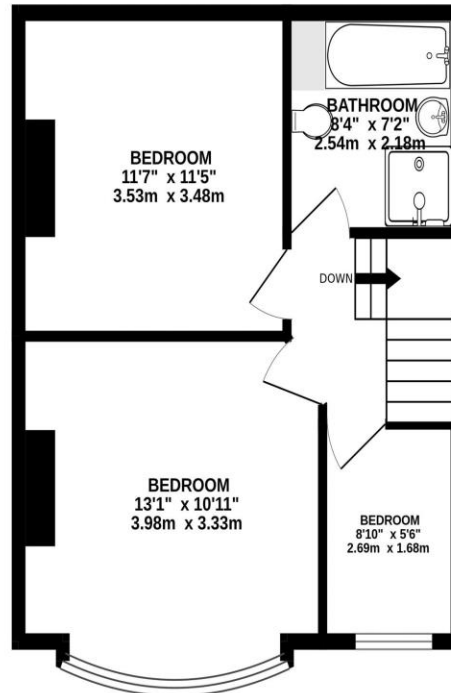




GROUND FLOOR



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