



33 Mayhall Road, Copnor  
Portsmouth

Offers in Region of £200,000

 **chinneckshaw**







# 33 Mayhall Road

## Copnor, Portsmouth

This good-sized 2-bedroom terraced property offers excellent potential to become a lovely family home. Located close to local amenities, bus routes, and the Great Salterns recreation ground, it's in a convenient and sought-after area.

A small walled courtyard area at the front of the property leads to the front door. Inside, the hallway offers stairs to the first floor and a door opening to a spacious living/dining room. Featuring a bay window to the front and a charming feature fireplace, this room offers versatility for various uses. At the end of the hallway, you'll find a useful downstairs WC.

Further along, you'll discover a generous kitchen/breakfast room, with a glazed door leading to the rear garden. The kitchen benefits from dual aspect windows, one overlooking the garden and the other to the side of the property, flooding the space with natural light.

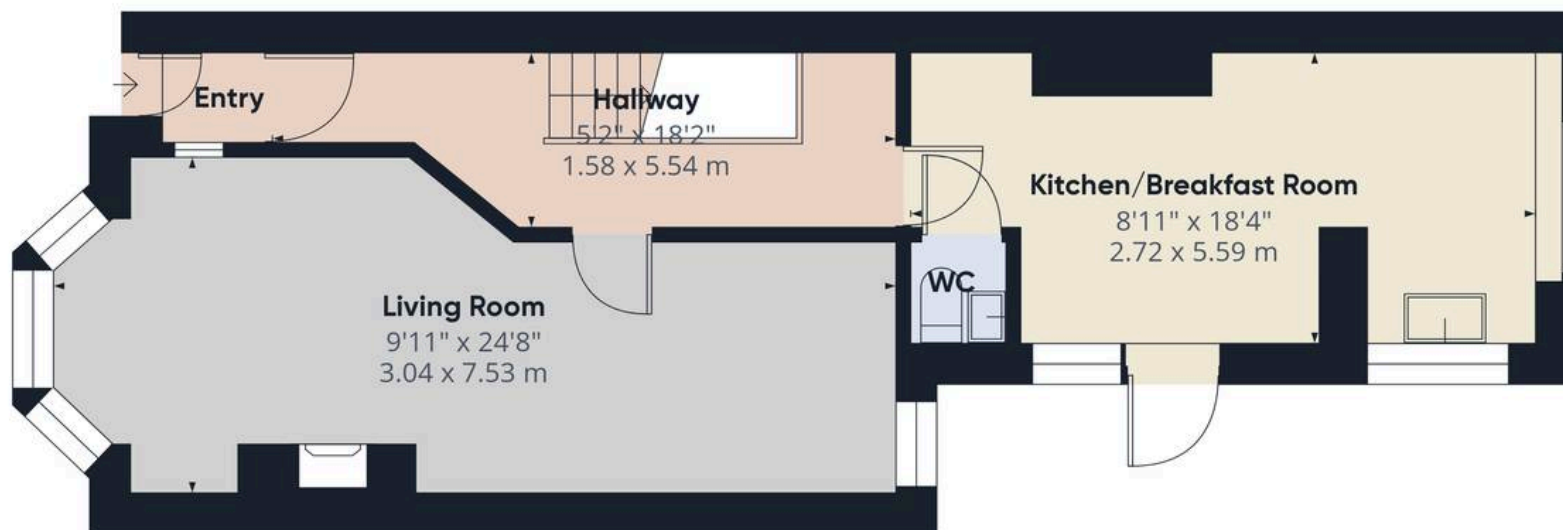
Upstairs, the main bedroom is situated at the front of the property, offering plenty of room for wardrobes and storage. The second bedroom overlooks the garden and features a built-in cupboard. The bathroom is generously sized and currently includes a bath with a shower over, WC, and sink.

To the rear of the property is a good-sized garden, paved with raised flower beds and ample space for outdoor living. This home offers great potential to become a fantastic family residence in a desirable location.

• Tenure: Freehold • Council Tax: B • Electricity: Mains Supply • Heating: • Water Supply: Mains supply • Sewage: Mains Supply • Broadband: standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On road parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area • Flood Risk: Low risk







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

830.54 ft<sup>2</sup>

77.16 m<sup>2</sup>

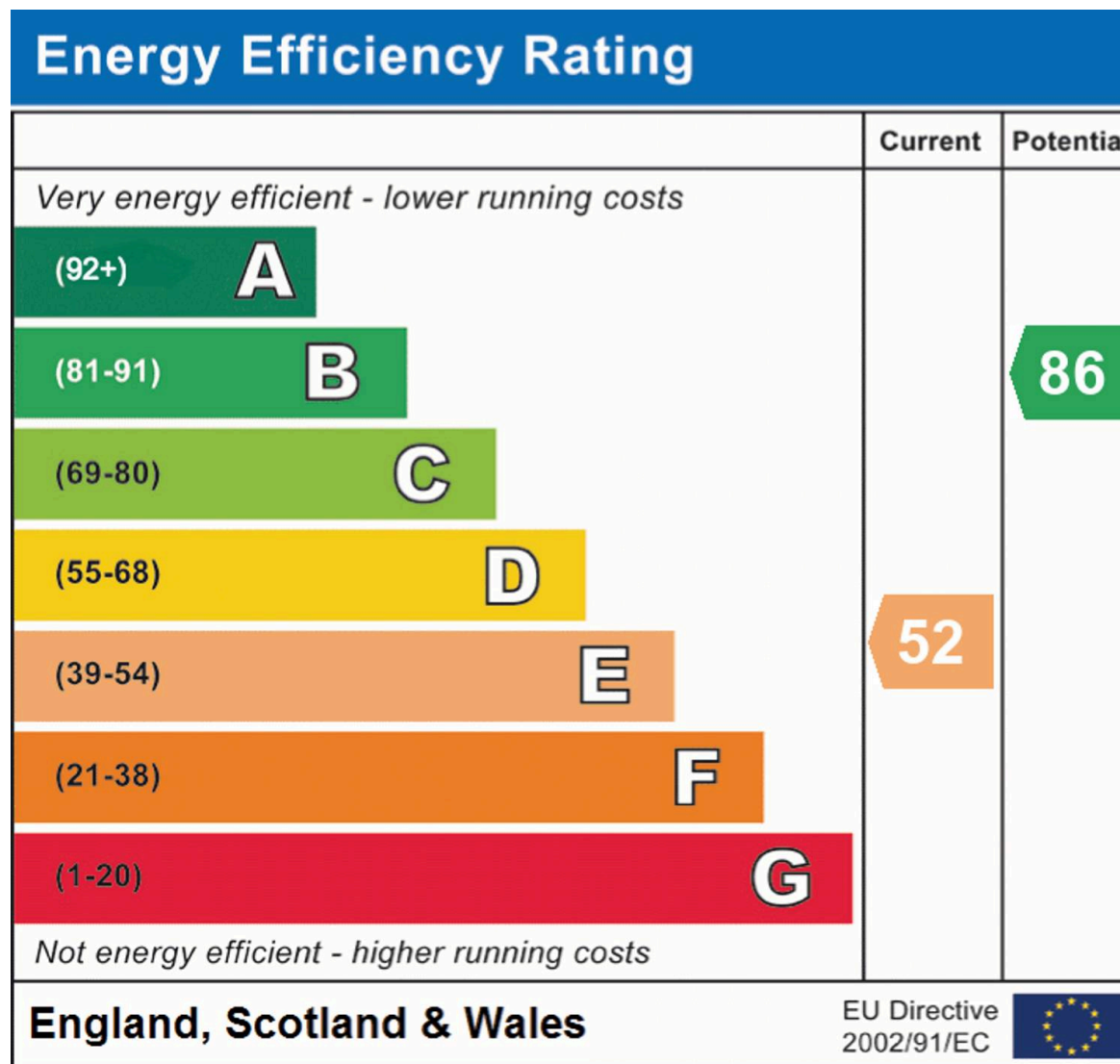
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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