

GUIDE PRICE £325,000 - £350,000

NEXA Properties are delighted to welcome to the market this three bedroom, double bay and forecourt home in the sought after area of Copnor, Portsmouth. The property benefits from the huge bonus of having a garage with rear access.

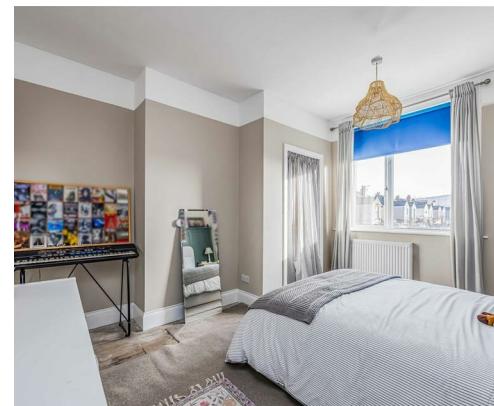
Internally this property is very well presented and has been looked after by the current occupants. You are greeted by an entrance lobby leading to a spacious hallway. The Lounge is roomy and light and benefits from a large bay to front aspect with log burner and makes for a lovely cosy room. As you progress further through the house you are met by a separate dining room with feature brick fireplace and this leads via archway onto the modern kitchen. A conservatory to the rear leads to a utility room and downstairs WC.

The garden to the rear is part laid to astroturf, decking and paved with an outbuilding which could be used as a garage to store a car, which can be reached via a road to rear of property.

Upstairs offers three bedrooms, with the master benefitting from the large bay and a good sized bathroom

This property must be viewed to appreciate all that is on offer.

- **GUIDE PRICE £325,000 - £350,000**
- THREE BEDROOM HOUSE
- GARAGE TO REAR
- DOUBLE BAY
- VERY WELL PRESENTED
- CONSERVATORY
- REAR ACCESS
- UTILITY ROOM
- VICTORIAN FEATURES

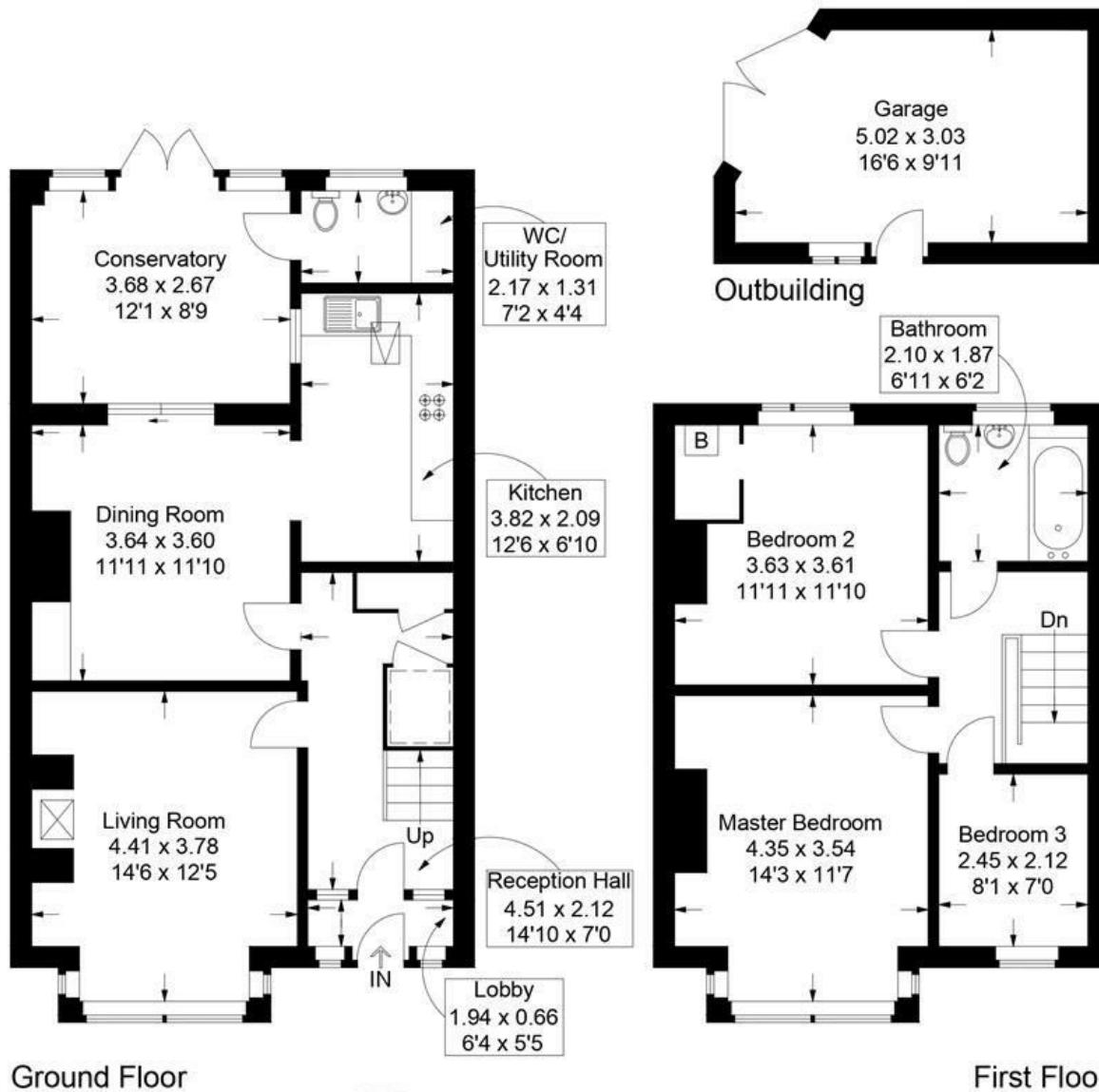


Kensington Road, Copnor

Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft

Outbuilding = 14.2 sq m / 153 sq ft

Total = 126.6 sq m / 1363 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.