



R&H, 33 Copythorn Road, Portsmouth, Hampshire, PO2 0EB

£1,300 PCM

- THREE BEDROOM HOUSE
- MODERN KITCHEN
- GARDEN
- UNFURNISHED
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- CONSERVATORY
- DOUBLE GLAZING

33 Copythorn Road, Hampshire PO2 0EB

This Three Bedroom Unfurnished House in Portsmouth comprises Two Reception Rooms, Three Bedrooms, a modern fitted Kitchen, a First Floor Bathroom, a Conservatory and a Garden. This property benefits from Gas Central Heating and Double Glazing. **BOOK AN APPOINTMENT NOW TO AVOID DISAPPOINTMENT**



Council Tax Band: C



LOUNGE

Bay window to the front elevation, laminate flooring

DINING ROOM

With Patio Doors leading to the Conservatory and Laminate Flooring

CONSERVATORY

Sand coloured floor tiles, plumbing for washing machine with shelf over

CLOAKROOM

Downstairs Cloak Room leading off of the Conservatory containing a W.C and wash hand basin

KITCHEN

Modern Fitted Kitchen comprising of base and wall units with white laminate fronts and brushed metal handles, electric oven and hob with hood over, roll edge worktops, plumbing for dishwasher, breakfast bar, stainless steel sink and drainer with chrome mixer taps, brand new oven and induction hob

BATHROOM

First floor Bathroom with a white suite comprising a bath with mixer shower over, W.C and hand basin, part tiled walls, chrome towel rail, wall mounted heated towel rail

BEDROOM ONE

Large Double Bedroom overlooking the Front Elevation

BEDROOM TWO

Large Single Bedroom

BEDROOM THREE

Single Bedroom

GARDEN

Good sized paved Garden with Decking and a Brick Built Garden Shed

Agent Notes

Portsmouth City Council Tax Band - C
EPC - C



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	