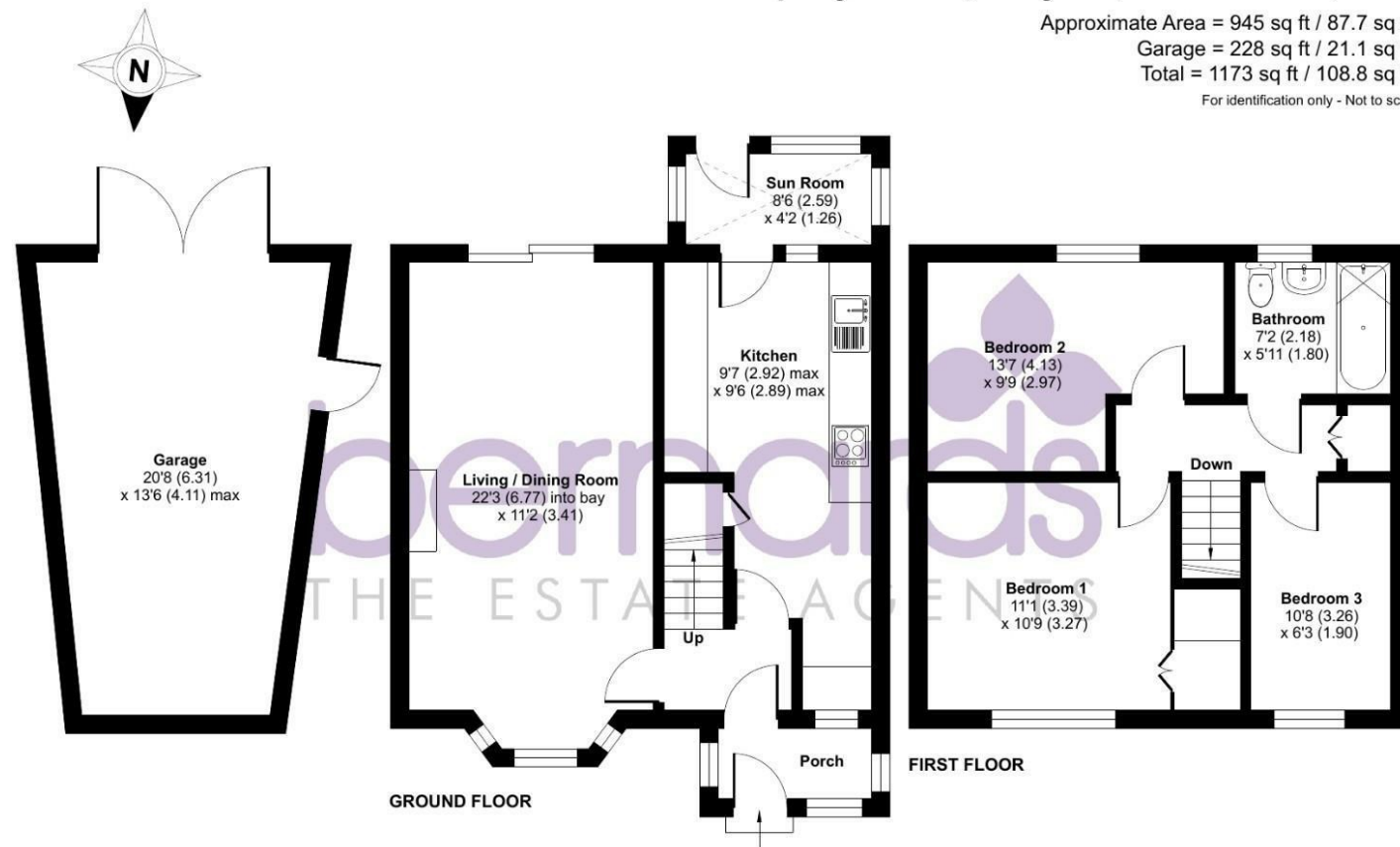
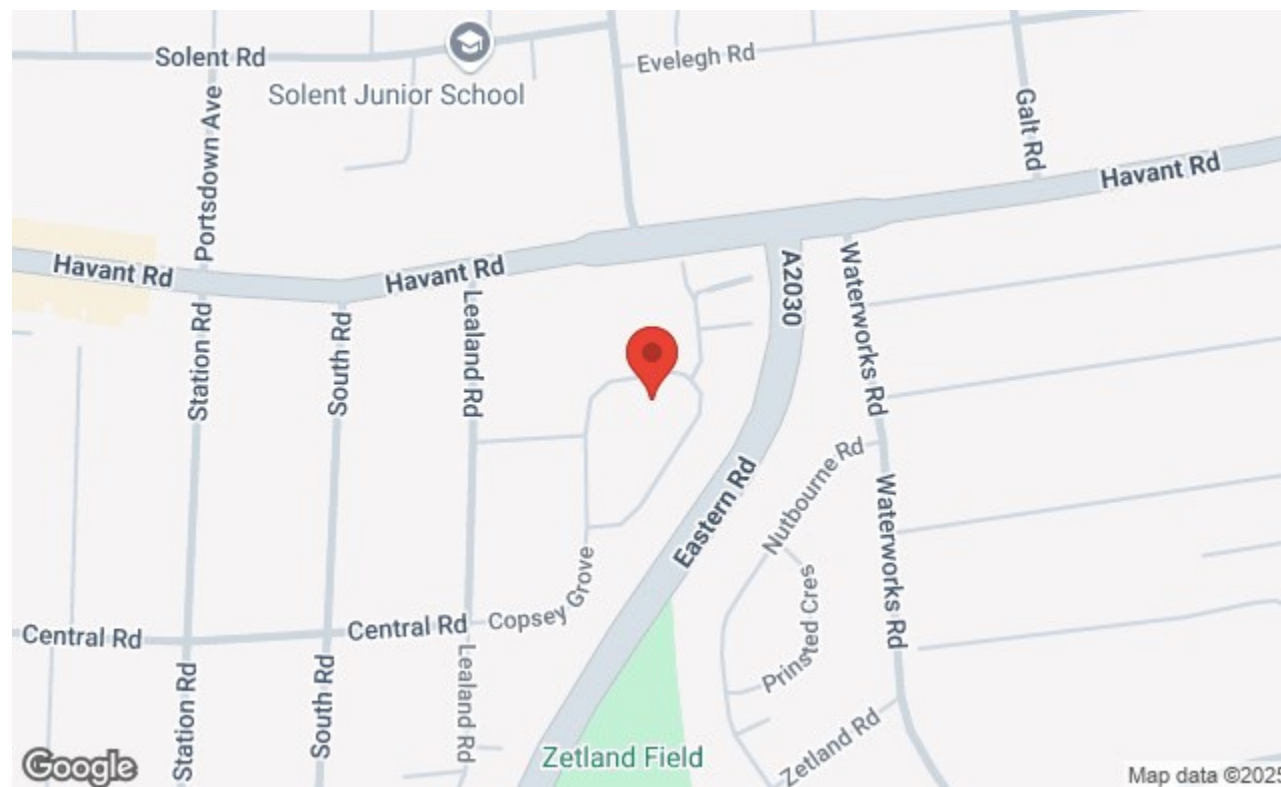


Copsey Grove, Drayton, Portsmouth, PO6

Approximate Area = 945 sq ft / 87.7 sq m
Garage = 228 sq ft / 21.1 sq m
Total = 1173 sq ft / 108.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1282978



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



£325,000

Copsey Grove, Portsmouth PO6 1NB

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ GARAGE TO REAR
- ❖ LOUNGE/DINER
- ❖ FITTED KITCHEN
- ❖ REAR GARDEN
- ❖ CLOSE TO LOCAL SHOPS
- ❖ GOOD SCHOOL CATCHEMENTS
- ❖ GREAT FIRST TIME PURCHASE

Nestled in the charming area of Copsey Grove, Portsmouth, this delightful three-bedroom house presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The well-appointed kitchen and dining area provide a warm and inviting space for family meals.

The three bedrooms are generously sized, offering ample space for rest and relaxation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living.

One of the standout features of this

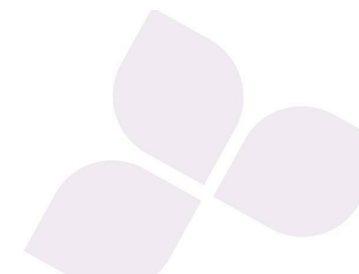
home is the off-road parking, accommodating up to two cars, which is a rare find in this area. Additionally, the garage at the rear of the property offers extra storage or the potential for a workshop, catering to various needs.

With no onward chain, this property is ready for you to move in without delay. Whether you are looking to start your journey on the property ladder or seeking a comfortable family home, this house in Copsey Grove is a perfect choice. Don't miss the chance to make this lovely property your own.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

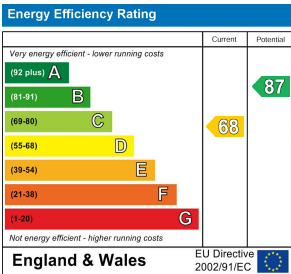
- PORCH
- ENTRANCE HALL
- LOUNGE/DINER
22'2" x 11'2" (6.77 x 3.41)
- KITCHEN
9'6" x 9'5" (2.92 x 2.89)
- LEAN TO
8'5" x 4'1" (2.59 x 1.26)
- LANDING
- BEDROOM 1
11'1" x 10'8" (3.39 x 3.27)
- BEDROOM 2
13'6" x 9'8" (4.13 x 2.97)
- BEDROOM 3
10'8" x 6'2" (3.26 x 1.90)
- BATHROOM
7'1" x 5'10" (2.18 x 1.80)
- GARDEN
- GARAGE
20'8" x 13'5" (6.31 x 4.11)
- OFF ROAD PARKING FOR TWO

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

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£1939



Call today to arrange a viewing
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