Copsey Grove, Drayton, Portsmouth, PO6
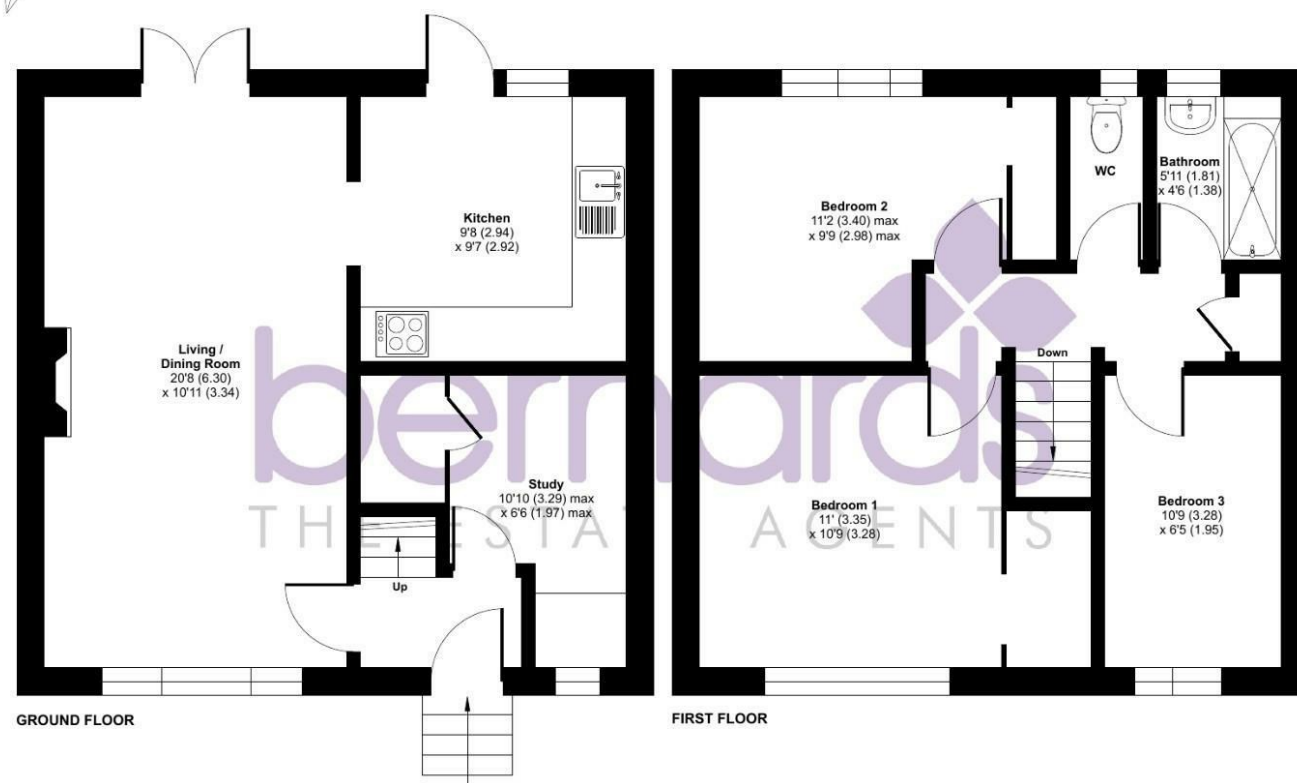
Approximate Area = 872 sq ft / 81 sq m

For identification only - Not to scale

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Kitchen
9'8 (2.94)
x 9'7 (2.92)

Living / Dining Room
20'8 (6.30)
x 10'11 (3.34)

Study
10'10 (3.29) max
x 6'6 (1.97) max

Up

Bedroom 2
11'2 (3.40) max
x 9'9 (2.98) max

WC

Bathroom
5'11 (1.81)
x 4'6 (1.38)

Down

Bedroom 1
11' (3.35)
x 10'9 (3.28)

Bedroom 3
10'9 (3.28)
x 6'5 (1.95)

GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1377172
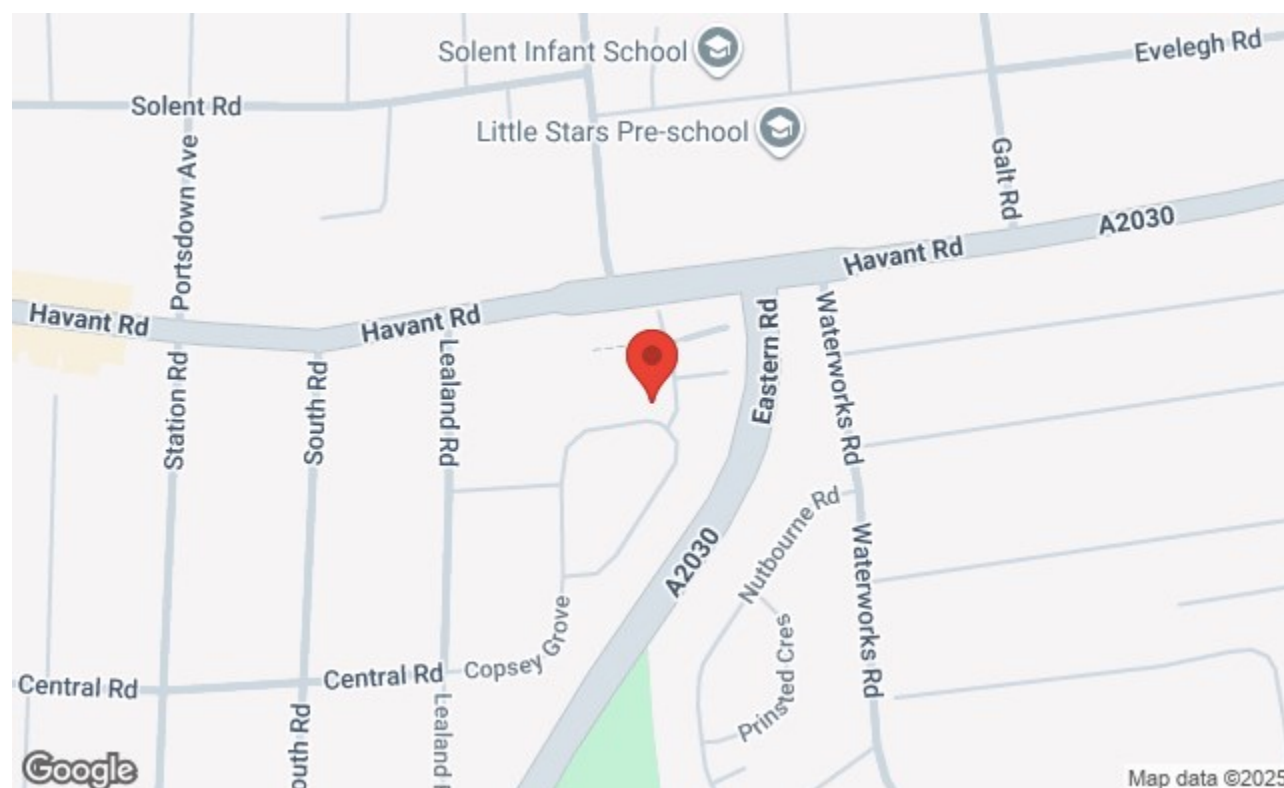
Offers In Excess Of £325,000

FOR SALE

Copsey Grove, Portsmouth PO6 1NA

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THE ESTATE AGENTS

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HIGHLIGHTS

- THREE BEDROOMS
- END OF TERRACE
- LOUNGE
- KITCHEN
- STUDY
- MODERN FITTED BATHROOM
- SEPARATE W.C.
- GARDEN
- DRAYTON LOCATION
- PERFECT FOR FIRST TIME BUYERS

Nestled in the charming area of Copsey Grove, Drayton, Portsmouth, this delightful three-bedroom end-of-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious lounge/diner, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while a dedicated study offers a quiet retreat for work or study.

The property boasts three generously sized bedrooms, ensuring ample space for family living or guests. A newly fitted bathroom, complete with a separate W.C., adds a modern touch to this lovely home, making daily routines a breeze.

One of the standout features of this property is the good-sized rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues.

Conveniently located, this home is in close proximity to local amenities, ensuring that everyday necessities are just a stone's throw away. Additionally, it falls within the Court Lane catchment area, making it an attractive option for families seeking quality education for their children.

This property is a wonderful opportunity for those looking to settle in a friendly community with easy access to all that Portsmouth has to offer. Don't miss the chance to make this charming house your new home.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER
20'8" x 10'11" (6.30 x 3.34)

KITCHEN
9'7" x 9'6" (2.94 x 2.92)

STUDY
10'9" x 6'5" (3.29 x 1.97)

LANDING

BEDROOM 1
10'11" x 10'9" (3.35 x 3.28)

BEDROOM 2
11'1" x 9'9" (3.40 x 2.98)

BEDROOM 3
10'9" x 6'4" (3.28 x 1.95)

BATHROOM
5'11" x 4'6" (1.81 x 1.38)

W.C

GARDEN

COUNCIL TAX BAND C
£1939

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.

Energy Efficiency Rating

Current: 69
Potential: 87

England & Wales
EU Directive 2002/91/EC

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