



**Nesbits**

Established 1921

**21 Green Lane, Copnor, Portsmouth, PO3 5EY**  
**For auction Guide Price £200,000 to £220,000**



## 21 Green Lane, Copnor, Portsmouth, PO3 5EY

OFFERS INVITED PRIOR TO AUCTION

GUIDE PRICE: £200,000-£220,000.

We invite IMMEDIATE CASH OFFERS (on strict AUCTION TERMS) from builders and investors in particular for this well-situated THREE BEDROOM FAMILY HOUSE benefitting from double-width garage, central heating, and partial double-glazing; NOW REQUIRING COMPREHENSIVE MODERISATION AND REPAIR and holding considerable potential. Green Lane stands immediately off the main Copnor Road, diagonally opposite the junction with Madeira Road. This is a pleasant and popular residential address within comfortable reach of a wide range of public amenities, including recreation facilities, local shops, bus services, main-line station, and various schools. This inner-terrace, 1930s property has brick and rendered elevations under its original slate roof, the facade incorporating enclosed porch and double semi-circular bay window. It stands behind a walled forecourt, whilst to the rear is a 35ft garden with access to the double-width garage - a valuable asset.



As stated, the property will now reward a programme of general modernisation, lending itself, upon completion of works, to re-sale or lucrative letting (with a projected rental return of around £1,600 p.c.m.). Full details of this opportunity are given as follows and early enquiry by READY BUYERS is invited:

UPVC and double-glazed outer door to:

#### **ENCLOSED PORCH**

Part-glazed inner front door to:

#### **ENTRANCE HALL**

Textured Artex ceiling. Stairs to first floor. Multi-pane obscure-glass door to:

#### **KITCHEN**

14'6 x 7'2 (4.42m x 2.18m)

Fitted base and wall cupboards, work surfaces with tiled surround, 1½ bowl single drainer acrylic inset sink with mixer tap. Plumbing for dishwasher. Gas cooker point. Built-in cupboard under stairs housing gas and electricity meters plus fuse box. Serving hatch to Dining Room. Aluminium-framed obscure double-glazed door to:

#### **LEAN-TO CONSERVATORY**

7'4 x 6'9 (2.24m x 2.06m)

UPVC and double-glazed on two sides under a pitched, polycarbonate roof. Plumbing for washing machine. UPVC and double-glazed door to rear garden.

Door from Kitchen to:

#### **LIVING ROOM**

13'7 x 13'1 (4.14m x 3.99m)

Textured Artex ceiling. Semi-circular bay window to front elevation having UPVC replacement double-glazing and shaped single panel radiator. Corner chimney breast, the fire surround having adjacent gas point. Arched opening to:

#### **DINING ROOM**

11'5 x 11'5 (3.48m x 3.48m)

Textured Artex ceiling. Single panel radiator. Corner chimney breast, the fire surround having gas point. Pair of aluminium-framed, double-glazed sliding patio doors to rear garden.

#### **FIRST FLOOR**

#### **LANDING**

Access to Loft Space.

#### **BATHROOM & W.C.**

5'9 x 5'9 (1.75m x 1.75m)

White suite comprising: panelled bath with independent shower mixer, pedestal handbasin, and low flush w.c. Single panel radiator. Tiled walls. Aluminium-framed, obscure double-glazed window to rear elevation.

#### **BEDROOM ONE**

14'3 x 11'9 (4.34m x 3.58m)

Semi-circular bay window to front elevation having UPVC replacement double-glazing. Single panel radiator.

#### **BEDROOM TWO**

12'9 x 11'1 (3.89m x 3.38m)

Textured Artex ceiling. Aluminium-framed double-glazed window to rear elevation. Fitted cupboard housing lagged hot water tank.

#### **BEDROOM THREE**

7'2 x 6'10 (2.18m x 2.08m)

Textured Artex ceiling. UPVC replacement double-glazed window to front elevation. Single panel radiator.

#### **OUTSIDE**

FRONT: Walled and paved forecourt.

REAR: Depth: 35'3 (10.74m) Width: 20'3 (6.17m) Average-sized garden with northerly aspect; laid to lawn with walled and fenced surround together with paved upper terrace. Door to:

#### **DOUBLE-WIDTH GARAGE**

18'7 x 17'1 (5.66m x 5.21m)

Inspection pit. Timber vehicular doors.

#### **COUNCIL TAX**

Band 'C' - £1,938.59 p.a. (2025-26)

#### **EPC**

Energy Rating 'E' (Floor Area 87 sq m approx).

#### **VIEWING**

By appointment with AUCTIONEERS & SOLE AGENTS,  
D. M. NESBIT & CO.  
(17939/052385)

#### **ADDITIONAL AUCTION COSTS**

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).

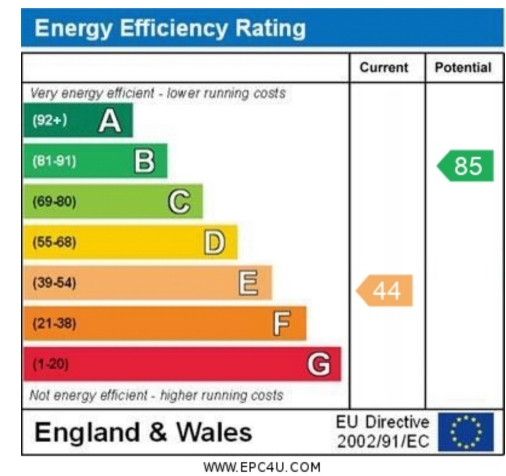












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