



## 5 Kensington Road

Copnor, Portsmouth, PO2 0EZ

£310,000



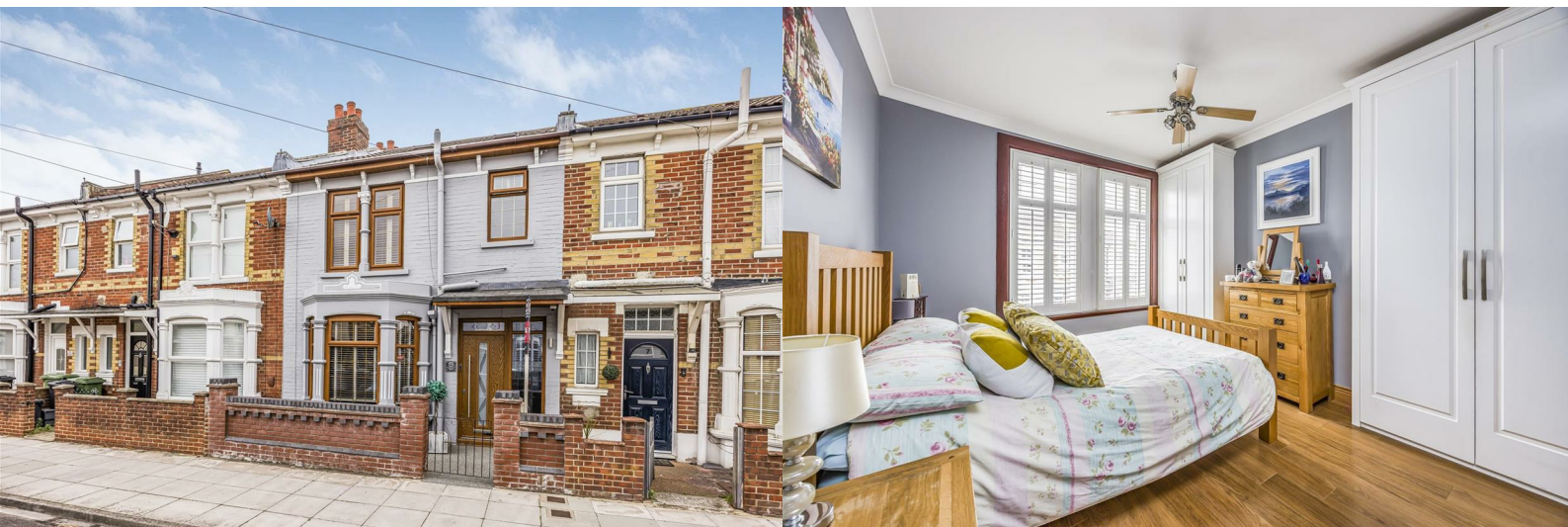
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## Welcome to Kensington Road...

Located in the heart of Copnor, this charming three-bedroom terraced home on Kensington Road offers a perfect blend of comfort and modern amenities. With a range of desirable features and the opportunity for a 'quick move' this residence is a must-see.

Upon entering, you are greeted by two a light and airy entrance hall with stairs to the first floor and doors to the two spacious 15ft reception rooms, ideal for both relaxation and entertaining. The 18ft fitted kitchen is a culinary delight, featuring under counter lighting that enhances its modern aesthetic, completed with tiled splashback. There is potential to knock through the kitchen to the dining room in the future if someone wanted to add their own stamp. Adjacent to the kitchen, a sun lounge provides a tranquil space to unwind, with the unusual addition of a log-burner, while the convenience of a downstairs W.C. adds to the home's practicality.

The first floor accommodates three well-appointed bedrooms, each offering ample space and natural light with a window to their respective elevation. The modern-fitted shower room is designed with contemporary fixtures and finishes, providing a sleek and stylish retreat. An added bonus is the loft room, perfect for use as an additional bedroom, home office, or storage space.

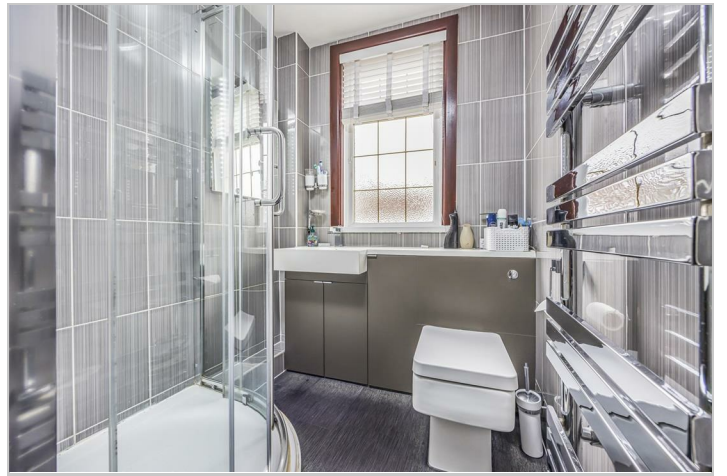
This property is equipped with gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Step outside to discover a fully-enclosed, 35ft west-facing patio garden, perfect for outdoor dining, gardening, or simply enjoying the afternoon sun. It has resin laid on the footpaths

and seating area for longevity whilst the artificial turf gives a green look all year round with little maintenance. The garden also features access to a brick shed with power and light, offering a versatile space for storage or hobbies.

Additional benefits of this delightful home include its prime location in Copnor, close to local amenities, schools, and transport links. To truly appreciate all that this property has to offer, we highly recommend an internal viewing. Contact our Portsmouth branch today to arrange your visit and take the first step towards making this exceptional residence your new home.

## Why live in Copnor?

Copnor, situated in the northern part of Portsmouth, is a popular residential area that seamlessly blends historical charm with modern living. Originally farmland and a small village, it has transformed into a thriving suburb filled with houses, local shops, and community centers. The area boasts several schools and parks, as well as Copnor Road, a bustling main street offering a variety of amenities, shops, and coffee spots. Notably, Copnor is home to the Portsmouth Rugby Football Club and the historic Hilsea Lines fortifications. This neighborhood offers a suburban atmosphere while keeping you close to the rest of vibrant Portsmouth. Living in Copnor perfectly balances a relaxed lifestyle with the convenience of city living.



## Road Map



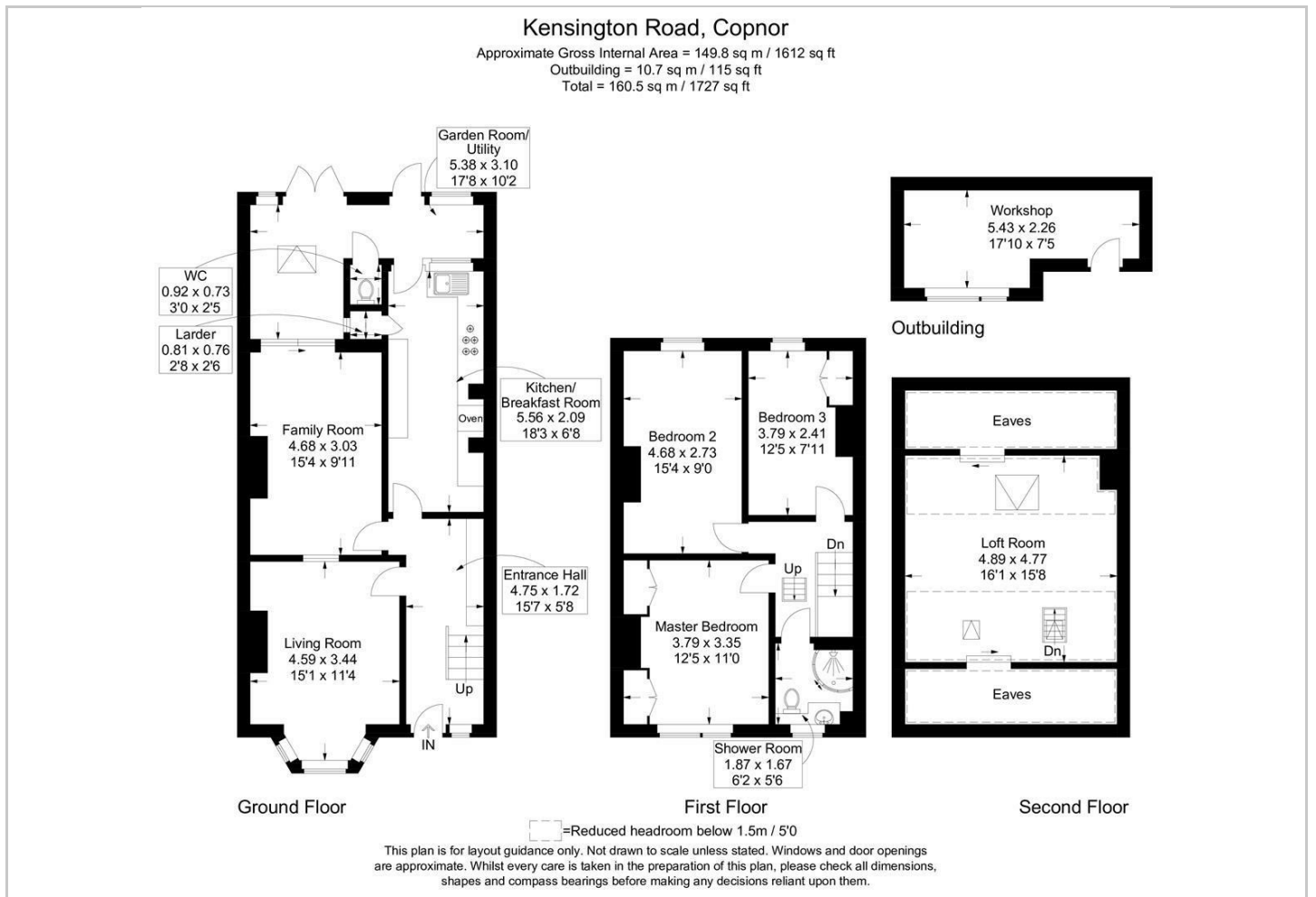
## Hybrid Map



## Terrain Map



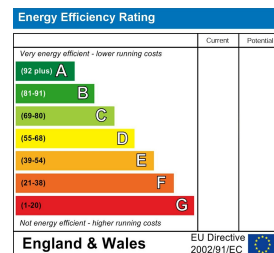
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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