



25 Beaulieu Road

Copnor, Portsmouth, PO2 0DN

Offers in the region of £260,000



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Nestled in the ever-popular residential area of Copnor, Portsmouth, this beautifully presented two/three-bedroom terraced home offers spacious living, flexible accommodation, and the opportunity to make your mark. Perfectly suited for growing families, first-time buyers, or even downsizers seeking comfort and practicality, this property combines classic character with modern potential in a sought-after location.

As you step through the front door, you're welcomed into a light and airy hallway that leads into the main living spaces on the ground floor. At the front of the home is a cosy lounge, complete with a bay window that fills the room with natural light and creates a warm, inviting atmosphere. It's the perfect spot to relax in the evenings or enjoy a quiet weekend with family or friends.

Adjacent to the lounge is a separate dining room, ideal for hosting dinner parties or enjoying family meals together. With ample space for a dining table and chairs, and a view through to the extended kitchen, this room offers both charm and functionality.

At the rear of the property, the kitchen breakfast room has been thoughtfully extended to provide additional space for cooking, casual dining, or entertaining. The kitchen is fitted with a range of contemporary cabinets, providing generous storage and worktop space, along with room for essential appliances. There's plenty of space here to create a modern kitchen-diner setup, with the option to add personal touches and make it your own.

Upstairs, the property continues to impress. The main bedroom is a spacious double, with room for large

wardrobes and furniture, while the second bedroom is also a generously sized double – ideal for guests, children, or additional family members. What makes this home particularly unique is the additional room located directly off the second bedroom. This flexible space could serve as a third bedroom, a nursery, a home office, study, or even a dressing room – the possibilities are endless depending on your needs.

The shower room on the first floor has been designed for practicality, with a clean and functional layout, featuring a walk-in shower, hand basin, and WC. Its location is ideal for convenient access from all bedrooms.

To the rear of the property, you'll find a private garden, which is currently a blank canvas and ready to be landscaped. Whether you envision a low-maintenance patio, a lush green lawn, or a combination of both with borders and raised beds, there's ample opportunity to create your ideal outdoor retreat. The space is perfect for enjoying summer barbecues, gardening hobbies, or simply relaxing in the sunshine.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency during the colder months. With neutral décor in most rooms, it offers a move-in-ready foundation for buyers looking to personalise and create their perfect home.

Location-wise, this property is ideally situated for both convenience and community. Copnor is a well-established and family-friendly area, known for its good local schools, easy access to the city centre, and

excellent transport links. Whether commuting via the nearby train stations, accessing the M27 motorway, or enjoying the shops and cafes of North End, everything you need is within easy reach. Additionally, Portsmouth's seafront and historic landmarks are just a short drive away, offering leisure and culture right on your doorstep.

In summary, this two/three-bedroom terraced home in Copnor offers excellent living space, flexible accommodation, and endless potential. The additional room off the second bedroom adds valuable versatility, and the extended kitchen ensures that day-to-day living is comfortable and practical. With a little landscaping outside, this home could truly be something special – a perfect blend of space, charm, and location.

Whether you're a first-time buyer looking to settle down, a young family needing space to grow, or simply searching for a well-located home with character, this property should not be missed. Viewings are highly recommended to fully appreciate the layout and potential on offer.



Road Map



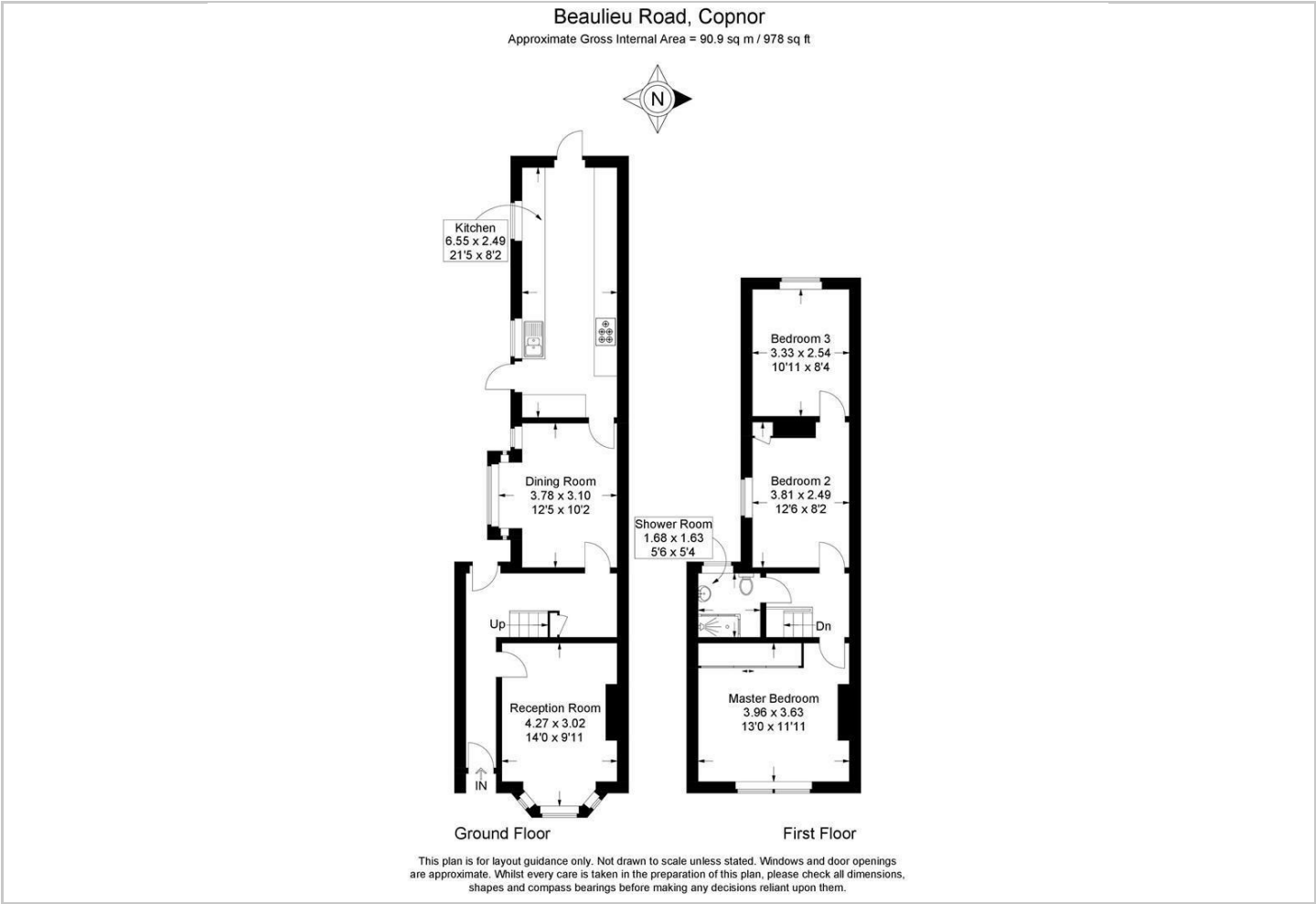
Hybrid Map



Terrain Map



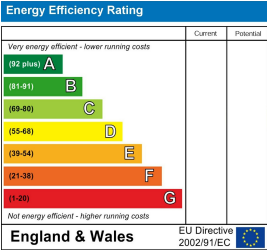
Floor Plan



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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