



**Mayhall Road, PORTSMOUTH PO3 5AU**

**welcome to**

**Mayhall Road, PORTSMOUTH**

A beautifully presented terraced family home in the desired Copnor location.

Ready for its new owners to pick their bags up and move straight into, we encourage a viewing at your earliest convenience to avoid missing out.





**Ground Floor**

**First Floor**

Total floor area 88.8 sq.m. (956 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Entrance**

**Lounge**

18' 3" MAX x 13' 1" MAX ( 5.56m MAX x 3.99m MAX )

**Bathroom**

**Kitchen/dining Room**

27' 11" MAX x 9' 6" ( 8.51m MAX x 2.90m )

**Rear Garden**

**Landing**

**Bedroom One**

11' 8" x 11' 10" ( 3.56m x 3.61m )

**Bedroom Two**

10' 5" x 7' 5" ( 3.17m x 2.26m )

**Bedroom Three**

8' 11" MAX x 8' 11" MAX ( 2.72m MAX x 2.72m MAX )

**Cloakroom**

welcome to

## Mayhall Road, PORTSMOUTH

- 27 ft open plan dining room and kitchen with ample natural light
- Summer house to rear with electrics
- Three double bedrooms
- Modern standard throughout
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£265,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR110589](https://fox-and-sons.co.uk/Property/POR110589)



Property Ref:  
POR110589 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**023 9267 1110**



[Portsmouth@fox-and-sons.co.uk](mailto:Portsmouth@fox-and-sons.co.uk)



126 London Road, PORTSMOUTH, Hampshire,  
PO2 9DE



**fox-and-sons.co.uk**