



66 Copsey Grove, Drayton, Hampshire, PO6 1NB

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band C
- 3 Bedroom Terraced Family Home
- 2 Reception Areas & Study Area
- Off Road Parkin / Enclosed Rear Garden
- Conservatory
- Residential Crescent Location

A three-bedroom, centre of terrace family home which is situated in a popular residential crescent location yet within easy access of local shopping amenities, bus routes, recreation grounds and within the catchment of both Solent and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway leading to study area, kitchen, conservatory/dining room with cloakroom off and a sitting room on the ground floor with three bedrooms and a bathroom on the first floor. Offered with off road parking, gas fired central heating, double glazing, an enclosed low maintenance rear garden, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the fourth road on the right-hand side into Lealand Road, take the first road on the left hand side into Lealand Grove, bearing left into Copsey Grove, follow the road round to the right where No.66 can be found on the right hand side.



ENTRANCE: Lowered kerb leading to shingle parking area to the front of the property, paved area with steps leading up to main front door, PVCu main front door with frosted leadlight panel leading to:

HALLWAY: Staircase rising to first floor, controls for central heating, doors to primary rooms, radiator, ceiling coving.

STUDY AREA: 10'8" x 6'5" decreasing to 3'5" at narrowest point, double glazed frosted window to front aspect, built-in cupboards housing gas and electric meters, ceiling coving, louvre doored understairs storage cupboard, doorway leading to:

KITCHEN: 9'7" x 9'6" Range of matching wall and floor units, inset 1½ bowl sink unit with mixer tap and cupboards under, washing machine point, double radiator, inset four ring gas hob with extractor hood, fan and light over with tiled splashback, ceiling spotlights, double oven and grill with microwave over, range of drawers, space for free standing fridge and freezer, serving hatch leading to dining area, open wall shelving, vinyl flooring, integrated slimline dishwasher with matching door, double glazed door with window to one side leading to:

DINING ROOM /CONSERVATORY: 14'3" x 9'0" Polycarbonate glazed roof, twin double-glazed doors leading to rear garden with window to one side and fitted blinds, radiator, sliding double glazed door with full height panel to one side leading to living room.

CLOAKROOM: Low level w.c., corner wash hand basin with tiled splashback, vinyl flooring, double glazed frosted window to rear aspect, wall light.

SITTING ROOM: 20'10" x 11'3" Double glazed window to front aspect overlooking driveway, ceiling coving, two double radiators.

FIRST FLOOR: Landing, access to loft space, doors to primary rooms, built-in louvre doored storage cupboard with range of shelving.

BEDROOM 1: 11'2" x 10'10" Double glazed window to front aspect with blind, radiator, built-in louvre doored storage cupboard with rail, panelled door.

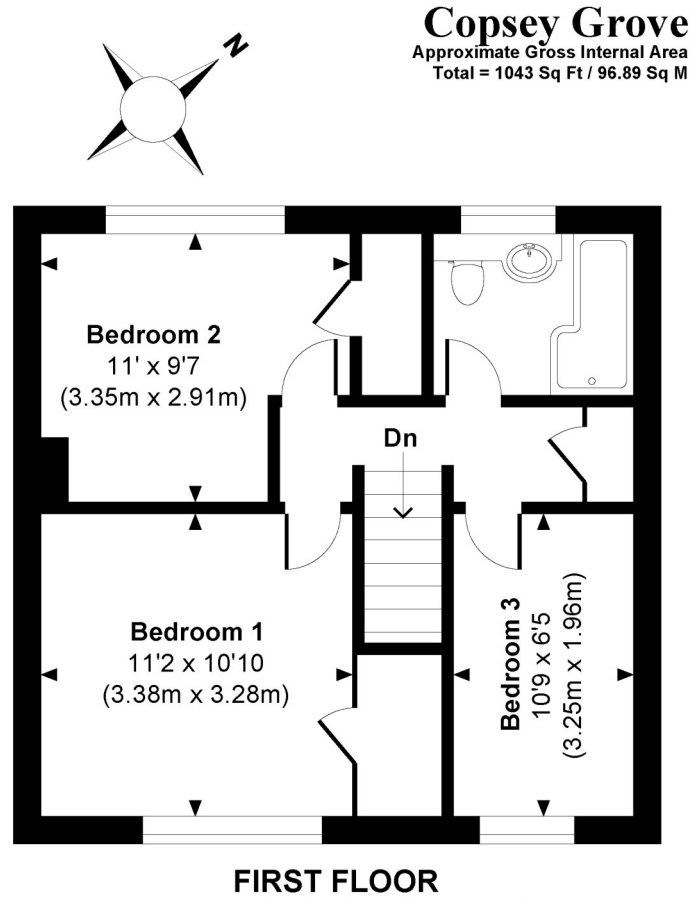
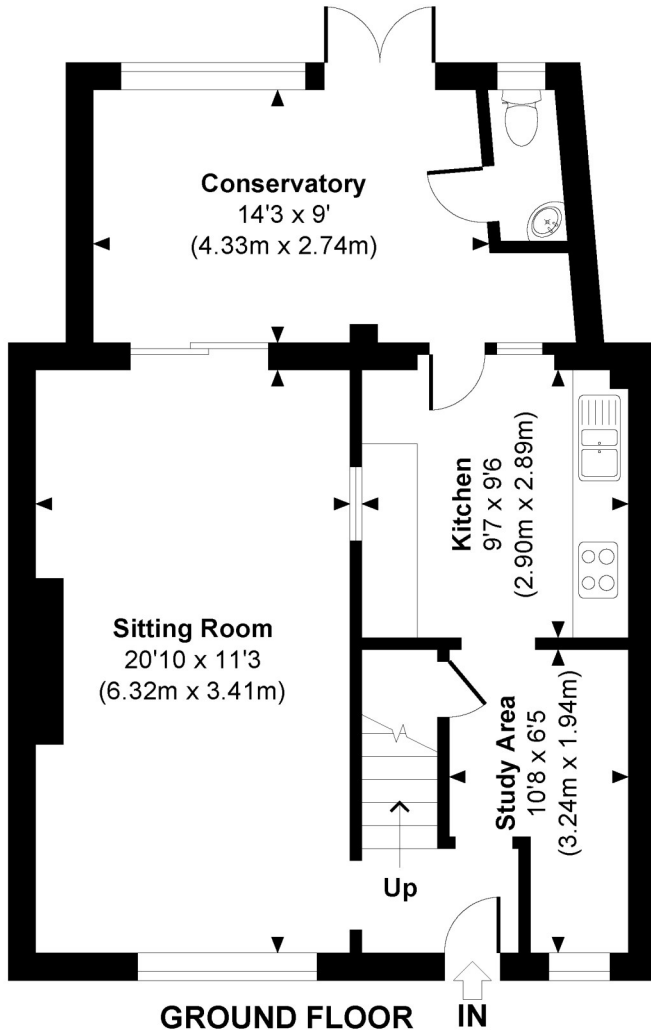
BEDROOM 2: 11'0" x 9'7" Double glazed window to rear aspect with blind, louvre doored wardrobe, radiator, panelled door.

BATHROOM: White suite comprising: P shaped panelled bath with shower screen over, mixer tap, drench style hood and separate shower attachment, chrome heated towel rail, vanity unit with wash hand basin and mixer tap with cupboards under, concealed cistern w.c., double glazed frosted window to rear aspect, tiled surrounds, vinyl flooring, panelled door.

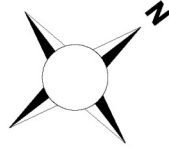
BEDROOM 3: 10'9" x 6'5" Double glazed window to front aspect with blind, radiator, panelled door.

OUTSIDE: To the rear is a low maintenance paved garden, enclosed by fence panelling, wooden built garden shed, raised flower borders.





Copsey Grove
Approximate Gross Internal Area
Total = 1043 Sq Ft / 96.89 Sq M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

TOWN & COUNTRY
SOUTHERN