



OFFERS IN EXCESS OF  
**£290,000**  
**270 Copnor Road**  
Portsmouth, PO3 5DD

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three bedroom, semi-detached property located in Copnor Road, Copnor. Accommodation on the ground floor comprises a 28ft, open plan reception room, a 16ft fitted kitchen and a 10ft conservatory. First floor accommodation offers three bedrooms plus a fitted family bathroom. Additional benefits include double glazing, gas central heating and a fully enclosed rear garden with side pedestrian access. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





### **OBSCURE COMPOSITE FRONT DOOR**

**HALLWAY** Stairs to first floor, under stairs storage cupboard, radiator, wood laminate flooring, doorway to kitchen, door to reception room.

**RECEPTION ROOM** 28' into bay x 11' 8" (8.53m x 3.56m) PVC double glazed bay window to front aspect, PVC double glazed sliding doors to conservatory, two radiators.

**KITCHEN** 16' 4" x 6' 8" (4.98m x 2.03m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, PVC double glazed door to conservatory, range of wall and base units, square edge work surfaces, integral electric oven and gas hob with extractor over, 1 1/2 stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas, radiator, wood laminate flooring.

**CONSERVATORY** 10' 5" x 9' 10" (3.18m x 3m) PVC double glazed doors to garden, dual aspect, PVC double glazed windows, radiator, polycarbonate roof.

**FIRST FLOOR LANDING** Wood laminate flooring, doors to.

**BEDROOM ONE** 12' 1" x 11' 10" (3.68m x 3.61m) PVC double glazed window to front aspect, radiator.

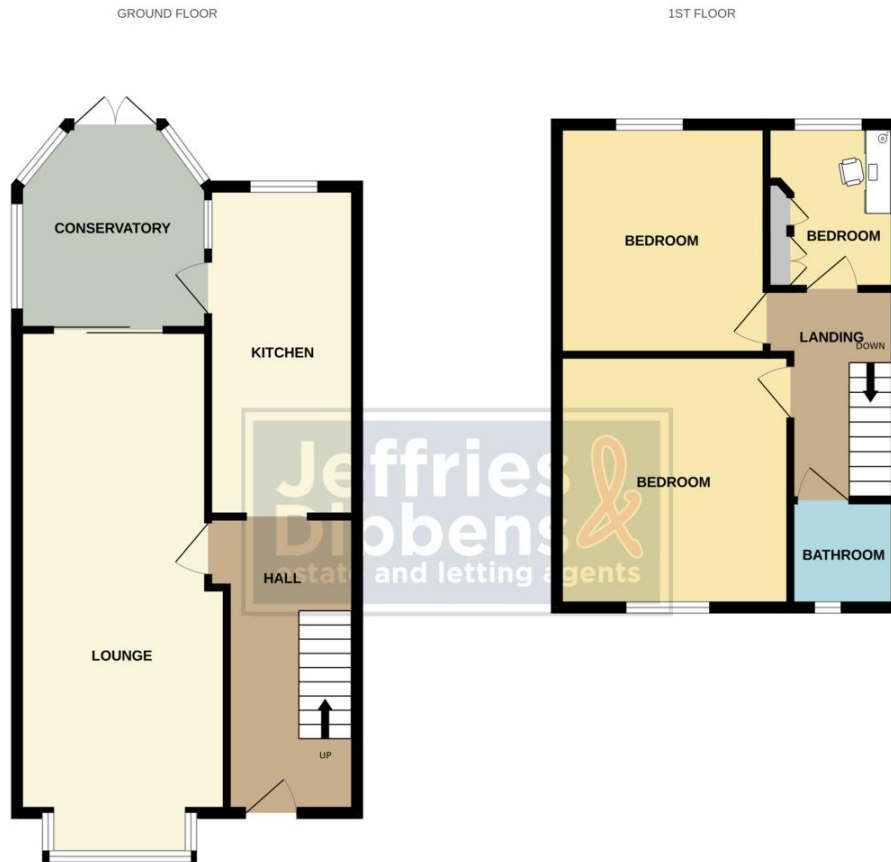
**BEDROOM TWO** 11' 10" x 10' (3.61m x 3.05m) PVC double glazed window to rear aspect, radiator, loft hatch.

**BEDROOM THREE** 9' x 7' 5" max (2.74m x 2.26m) PVC double glazed window to rear aspect, radiator, range of built in storage including wardrobe and desk.

**BATHROOM** Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with mains shower over, chrome heated towel rail, tiled walls.

**REAR GARDEN** 36' 10" x 20' 2" (11.23m x 6.15m) Mainly laid to lawn with paved areas, door to outside WC, brick built storage shed with power and light, mature shrub borders, side pedestrian access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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