

247B COPNOR ROAD, PORTSMOUTH, PO3 5EE



£149,995 Leasehold

SHARE OF FREEHOLD! Jeffries & Dibbens are pleased to offer for sale this one bedroom, first floor flat located in Copnor Road, Copnor. Having been recently renovated by the current owner, accommodation comprises a 14ft reception room, a 9ft modern fitted kitchen (newly fitted August 2024), a 16ft bedroom, plus a fitted bathroom. Additional benefits include double glazing, gas central heating (boiler newly fitted August 2024) and a private entrance. The property also boasts a new roof fitted August 2024! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662



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PRIVATE OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY

Stairs to first floor, radiator, under stairs storage cupboard, two obscure PVC double glazed windows to front aspect.

FIRST FLOOR LANDING

Radiator, door to bedroom, door to reception room, door to bathroom.

BEDROOM

16' 11" x 7' 11" (5.16m x 2.41m)

PVC double glazed window to rear aspect, radiator.

BATHROOM

5' 11" x 5' 10" (1.8m x 1.78m)

Obscure PVC double glazed window to side aspect, close couple WC, floating wash basin, panel enclosed bath with electric shower unit over, chrome heated towel rail, tiled flooring, panelling to principal areas, spot lighting, loft hatch.

RECEPTION ROOM

14' x 10' 5" (4.27m x 3.18m)

PVC double glazed windows to side aspect, radiator, laminate wood flooring, opening to:-

KITCHEN

9' 8" x 8' 9" (2.95m x 2.67m)

PVC double glazed window to side aspect, PVC double glazed window to rear aspect, newly fitted kitchen comprising range of wall and base units, square edge wood block work surfaces with matching splash back, stainless steel sink with adjustable mixer tap over, integral electric oven with gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, spotlighting, wall mounted combination boiler (newly fitted August 2024).

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 60 D | 65 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



LEASE INFORMATION:



As of September 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Freeholder: 50% Share of Freehold

Balance of Lease: 99 years as of 2006

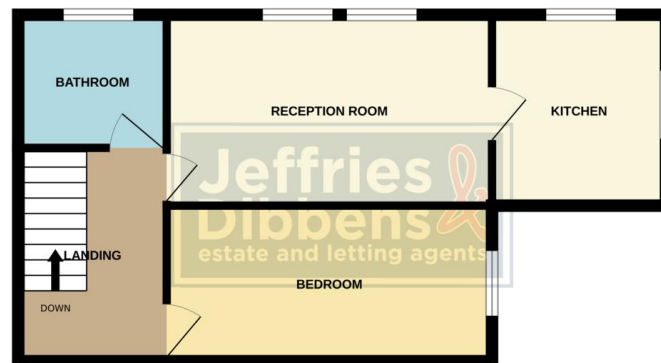
Ground Rent Charges: N/A

Maintenance/Service Charges: 50% as and when required

Building Insurance: £230.00pa

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, floors, doors 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.
Made with MapInfo 12.0.24

OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

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