

£289,995
65 Copnor Road
Portsmouth, PO3 5AB

PROPERTY SUMMARY

NO FORWARD CHAIN & WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Copnor Road, Copnor. Accommodation comprises two reception rooms, a fitted kitchen and a conservatory to the rear of the property. The first floor consists of three bedrooms, a bathroom and separate W.C. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing at your earliest convenience. 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

PORCH Obscure window to front aspect, door to hallway.

HALLWAY Double radiator, vinyl flooring, stairs to first floor, doors to reception rooms one and two, door to kitchen, under stairs cupboard space.

RECEPTION ROOM ONE 17' 11" into bay x 10' 10" (5.46m x 3.3m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

KITCHEN 12' 5" x 8' 10" (3.78m x 2.69m) PVC double glazed door to garden, PVC double glazed window to rear aspect, range of wall and base level units, roll top work surfaces, laminate flooring, door to utility cupboard, tiled splash back, stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, gas cooker point.

UTILITY CUPBOARD Plumbing for washing machine, space for tumble dryer, obscure window to side aspect.

RECEPTION ROOM TWO 18' 7" x 10' 2" (5.66m x 3.1m) Two PVC double glazed windows to side aspect, double radiator, glazed French doors to lean-to conservatory.

LEAN-TO CONSERVATORY 7' 9" x 6' 0" (2.36m x 1.83m) Windows to rear aspect, door to garden.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 15' 3" x 14' 7" (4.65m x 4.44m) PVC double glazed bay window to front aspect, radiator, built-in storage cupboard.

BEDROOM TWO 14' 10" x 10' 2" (4.52m x 3.1m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted 'Vaillant' combination boiler.

BEDROOM THREE 12' 5" x 9' 0" (3.78m x 2.74m) PVC double glazed window to rear aspect, radiator, built-in storage.

BATHROOM Obscure PVC double glazed window to side aspect, radiator, pedestal mounted wash basin, panelled bath, vinyl flooring.

WC Obscure PVC double glazed window to side aspect, low level WC.

GARDEN 39' (11.89m) West facing, fully enclosed, outside tap, shed.



Floor plan of the second floor. The layout includes three bedrooms, a bathroom, a WC, and a landing. The bedrooms are located at the top, middle, and bottom of the plan. The bathroom and WC are situated in the center. The landing is on the left side, featuring a staircase with an upward arrow and a 'DOWN' label. Storage areas are indicated by 'STORAG' labels in the top right, middle right, and bottom right corners.

Jeffries & Dibbens
estate and letting agents

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