

£399,995
248 Copnor Road
Portsmouth, PO3 5DB

PROPERTY SUMMARY

Extended, four bedroom semi! Jeffries & Dibbens are delighted to bring to the market this well presented, comprehensive, semi-detached residence located in Copnor Road, Copnor. Accommodation comprises three bedrooms and a family bathroom to the first floor. The 18' master bedroom is located on the second floor and complimented with an en-suite shower room. The ground floor offers a 14' reception room to the front, at the rear the 18' modern-fitted kitchen/breakfast room opens on to the second reception which provides access to an additional WC, utility area and overlooks the rear garden which is fully laid with artificial grass and benefits from side-pedestrian access. Further features include gas central heating and full double glazing. Call our Portsmouth branch today to arrange your internal inspection! 023 92 661 662





OBSURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, radiator, under stairs cupboard housing fuse board, door to reception room one, door to kitchen/diner.

RECEPTION ROOM ONE 14' 11" into bay x 12' 2" (4.55m x 3.71m) PVC double glazed bay window to front aspect, two vertical radiators.

KITCHEN/BREAKFAST ROOM 18' x 11' 11" (5.49m x 3.63m) PVC double glazed window to side aspect, spot lighting, vertical radiator, herringbone effect laminate flooring, range of wall and base units, roll top work surfaces with matching splash back, resin sink with mixer tap and drainer unit, fitted electric double oven, integral fridge/freezer, integral dishwasher, integral gas hob, overhead extractor fan with glass hood.

RECEPTION ROOM TWO 13' 2" max x 11' 8" (4.01m x 3.56m) PVC double glazed bi-fold doors to garden, Velux windows to rear aspect, spot lighting, vertical radiator, PVC double glazed windows to side aspect, door to WC, door to utility cupboard, herringbone effect laminate flooring.

WC Close coupled WC, pedestal wash basin, plumbing for washing machine, laminate flooring.

UTILITY CUPBOARD PVC double glazed window to rear aspect, space for freezer, plumbing for washing machine.

FIRST FLOOR LANDING Doors to bedroom two, bedroom three, bedroom four and bathroom, stairs to second floor.

BEDROOM FOUR 8' 10" x 7' 7" (2.69m x 2.31m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 12' x 10' 3" (3.66m x 3.12m) PVC double glazed window to rear aspect, radiator, wall mounted cupboard housing combination boiler.

BEDROOM TWO 11' 10" x 12' 2" (3.61m x 3.71m) PVC double glazed window to front aspect, radiator.

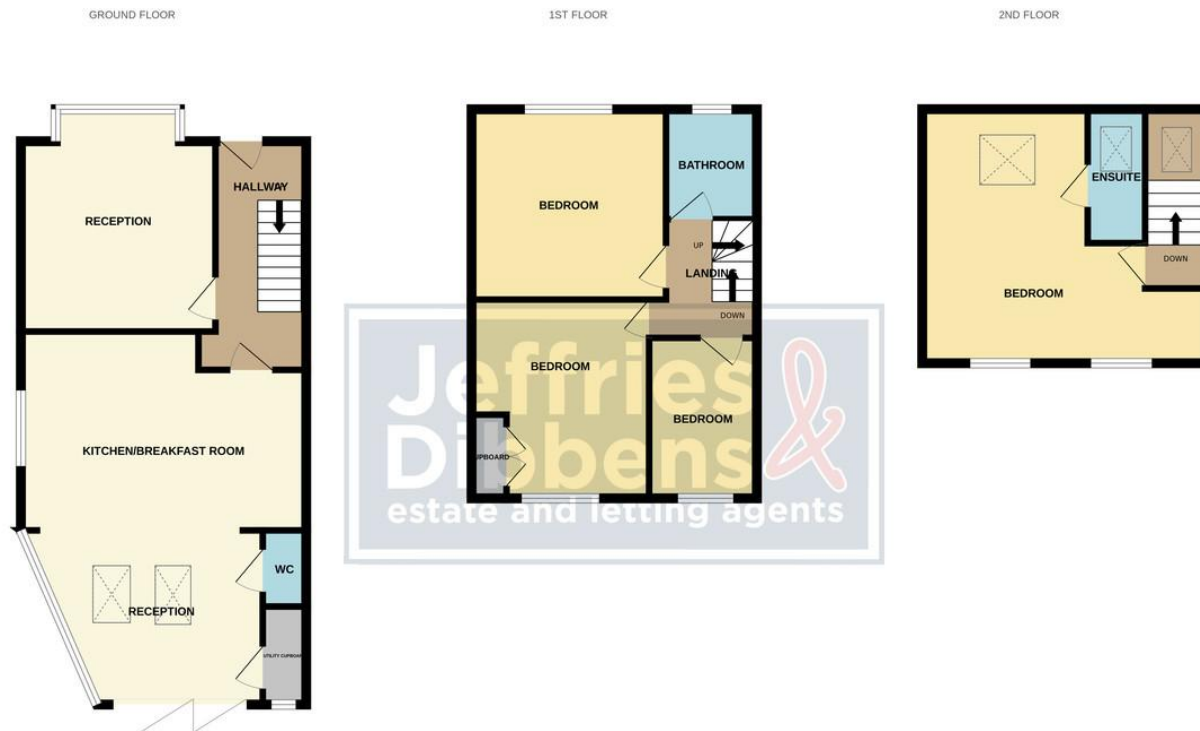
BATHROOM Obscure PVC double glazed window to front aspect, close coupled WC, pedestal wash basin, stainless steel heated towel rail, bath with shower attachment, tiled to principal areas, tiled flooring.

SECOND FLOOR LANDING Door to bedroom one, Velux window to front aspect.

BEDROOM ONE 18' 6" max narrowing to 7' 11" x 17' 3" max narrowing to 10' 3" (5.64m x 5.26m) PVC double glazed windows to rear aspect, Velux window to front aspect, spot lighting, door to en-suite, eaves storage, two double radiators.

EN-SUITE Velux window to front aspect, stainless steel heated towel rail, close coupled WC, pedestal wash basin, tiled flooring, walk in shower cubicle.

REAR GARDEN 37' x 23' (11.28m x 7.01m) Fully laid to artificial grass, outside tap, external power point, side pedestrian access via double gate leading to shared driveway.



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

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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