

£320,000
21 Green Lane
Portsmouth, PO3 5EY

PROPERTY SUMMARY

Green Lane, Copnor! Offered with NO FORWARD CHAN this terraced house has undergone significant renovation (Completed January 2026) and also offers a double garage at the rear. Accommodation comprises three bedrooms and a newly-fitted bathroom to the first floor. The ground floor offers a newly-fitted kitchen/diner measuring an impressive 19' x 11', an additional reception room and a conservatory/utility room. Further features include gas central heating, majority double glazing and a fully enclosed, rear garden. Contact our Portsmouth branch today to arrange your internal inspection! 023 92 661 662





HARDWOOD FRONT DOOR

HALLWAY Obscure window to front aspect, double radiator, under stairs storage cupboard housing meters and consumer unit, stairs to first floor, doors to reception room one and kitchen/diner.

RECEPTION ROOM ONE 13' 5" into bay x 13' 2" (4.09m x 4.01m) PVC double glazed bay window to front aspect, radiator, French doors to kitchen/diner.

KITCHEN/DINER 19' max x 11' 3" max (5.79m x 3.43m) PVC double glazed window to rear aspect, PVC double glazed patio door to garden, radiator, range of wall and base units, marble effect work surfaces, 1 1/2 bowl resin sink with mixer tap and drainer, fitted stainless steel electric oven, integrated fridge and freezer, tiled splash back, island with integrated ceramic induction hob, additional base units and tiled splash back, laminate wooden flooring, door to conservatory/utility room, spot lighting.

CONSERVATORY/UTILITY ROOM 7' 5" x 6' 9" (2.26m x 2.06m) PVC double glazed windows to rear and side aspect, PVC double glazed door to garden, polycarbonate roof, plumbing for washing machine, roll top work surface.

FIRST FLOOR LANDING Loft access, door to all rooms.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel radiator, three piece bathroom suite comprising panel enclosed bath and shower over, vanity unit and low level WC with concealed cistern, tiled to principal areas, extractor, laminate wooden flooring, spot lighting.

BEDROOM ONE 14' 2" into bay x 11' 9" (4.32m x 3.58m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 11' 10" max x 11' 1" max (3.61m x 3.38m) PVC double glazed window to rear aspect, radiator, cupboard housing 'Worcester' combination boiler.

BEDROOM THREE 7' 2" x 6' 10" (2.18m x 2.08m) PVC double glazed window to front aspect, radiator.

REAR GARDEN 21' x 20' (6.4m x 6.1m) Fully enclosed, mainly laid to lawn, raised patio area, outside tap, door to garage.

GARAGE 18' 8" x 17' 3" (5.69m x 5.26m) Electric roller door, power and light.





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 is given 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	44 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.

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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