

£372,000

29 Copper Beech Drive

Farlington, PO6 1AZ

PROPERTY SUMMARY

Positioned in the quiet location of Copper Beech Drive, Farlington you will find this spacious three bedroom family home. The property offers ample accommodation over three floors including; an office, a utility room, a downstairs shower room and third bedroom all to the ground floor. Ascending the stairs to the first floor you will find a modern kitchen/diner and a bright lounge with a further two bedrooms located to the second floor both with convenient ensuite facilities. Externally you will find a well presented rear garden and off road parking located to the front of the property. Copper Beech Drive also has the added benefit of falling within the Solent and Springfield School Catchments. To arrange your viewing contact our Drayton Office today!





HALLWAY

OFFICE 10' 9" x 7' 7" (3.28m x 2.31m)

BEDROOM 3 8' 6" x 7' 9" (2.59m x 2.36m)

UTILITY ROOM 7' 9" x 5' 2" (2.36m x 1.57m)

SHOWER ROOM

LANDING

LOUNGE 17' 6" x 14' 2" (5.33m x 4.32m)

KITCHEN/DINER 14' 2" x 7' 9" (4.32m x 2.36m)

LANDING

MASTER BEDROOM 12' 8" x 12' 7" (3.86m x 3.84m)

ENSUITE

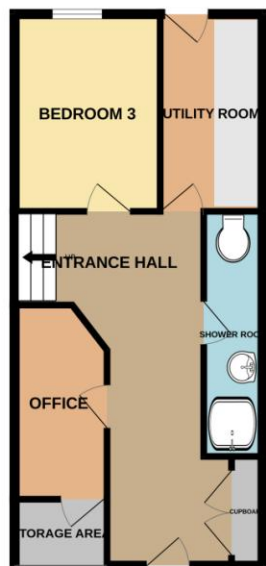
BEDROOM 2 14' 2" x 9' 3" (4.32m x 2.82m)

ENSUITE

REAR GARDEN



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk