



FOR SALE

£340,000

64 Ophir Road, North End,
Portsmouth, PO2 9EN.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

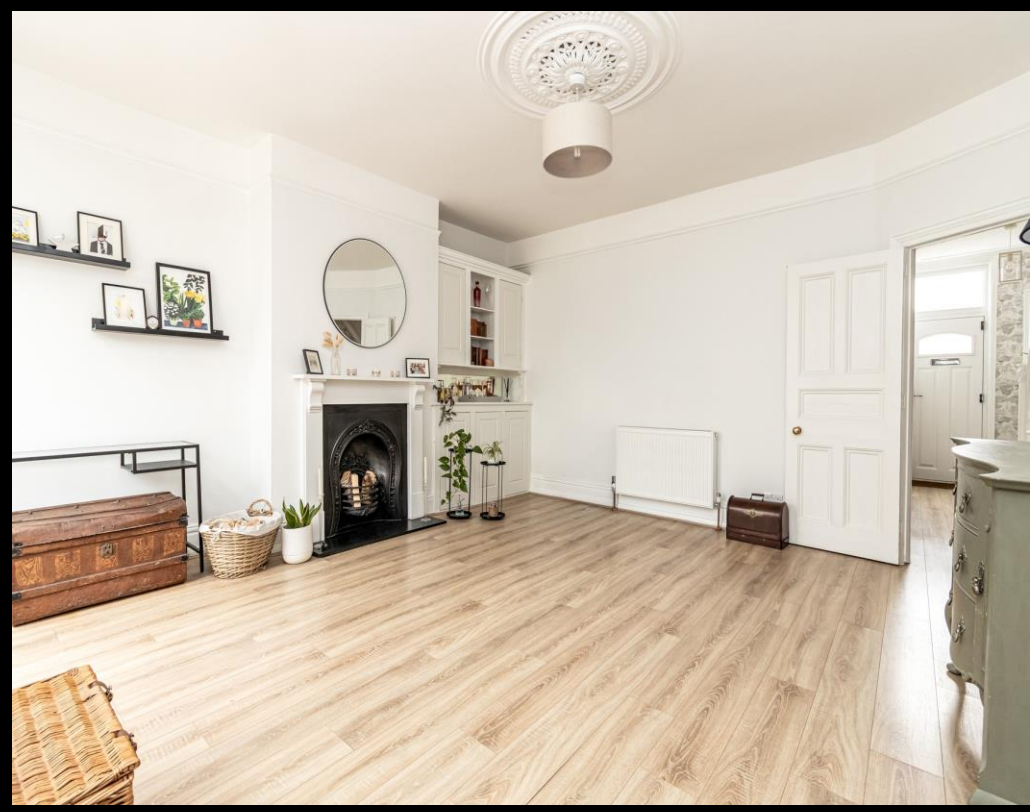
This substantial and beautifully presented family home perfectly combines an abundance of charming original features with modern character and contemporary styling, resulting in a property that offers both elegance and practicality in equal measure. Deceptively spacious throughout, this impressive double bay & forecourt home provides generous and versatile accommodation arranged over two floors and could make for the ideal long-term family home in our opinion. Upon entering, you are immediately welcomed by a bright and airy living room with a desirable southerly facing aspect, allowing natural light to pour through the large bay window and create a warm and inviting atmosphere. The property retains a great sense of character throughout whilst seamlessly incorporating stylish modern touches. Moving through the home is a spacious formal dining area, a fantastic space for family meals, entertaining guests or simply everyday living, which then flows effortlessly into the stunning fitted kitchen/breakfast room at the rear of the property. Undoubtedly the real heart of the home, this exceptional kitchen space provides an immediate wow factor, featuring a striking pitched glass roof that floods the room with natural light whilst offering a pleasant outlook over the rear garden. Finished with contemporary fittings and ample worktop and storage space, this room has clearly been designed with modern family living in mind and offers a wonderful social hub for the home. The first floor continues to impress, providing three generously sized double bedrooms, all beautifully presented and offering flexible accommodation for growing families, those working from home or visiting guests. Completing the first floor is a stylish contemporary fitted bathroom suite, finished to a high standard and complementing the home perfectly. Additional benefits include double glazing, gas central heating and an enclosed rear garden measuring approximately 39ft, providing a lovely outdoor space to relax, entertain and enjoy throughout the warmer months. Properties of this style and size are rarely available for long and, given everything this wonderful home has to offer, we must anticipate a strong level of interest. We would therefore highly recommend arranging an internal viewing at the earliest opportunity to fully appreciate the space, character and quality finish throughout. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

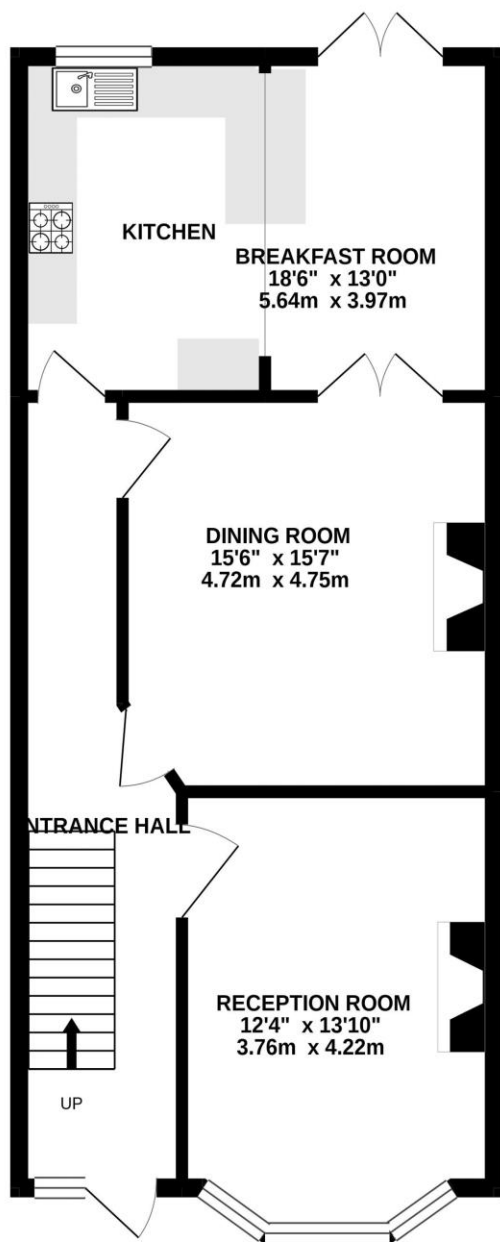


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131 Winter Road, Southsea, PO4 8DS

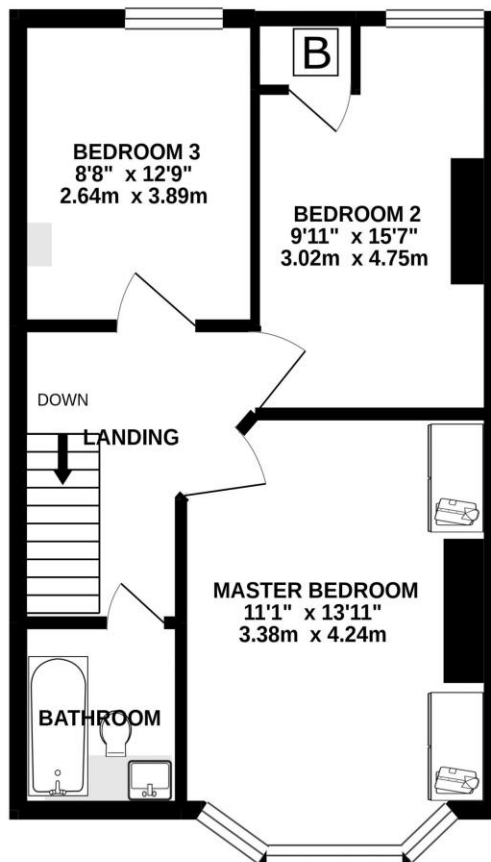




GROUND FLOOR



1ST FLOOR



64, Ophir Road, PO2 9EN

Energy rating **D**

Valid until 18.10.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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