



295 Chichester Road, Copnor, Hampshire, PO2 0AW

TOWN & COUNTRY
SOUTHERN

- Freehold – Guide Price £250,000
- Three Bedroom Mid-Terrace
- 26' Through Lounge & Conservatory
- Enclosed Rear Garden
- No Forward Chain
- Council Tax Band C

A three bedroom centre of terrace family home which is situated in the popular residential location of Copnor and is within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and catchment for local schools (subject to confirmation). The accommodation is arranged over two floors and comprises; hallway, 26' through lounge, kitchen, shower room and conservatory on the ground floor with three bedrooms and bathroom on the first floor. Having an enclosed rear garden, gas fired central heating, double glazing and offered with no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Travelling along the Eastern Road in a southerly direction bear right into Burrfields Road, bear left at the traffic light junction into Copnor Road, take the fifth road on the right hand side into Chichester Road, where No. 295 can be found a short distance along on the right hand side.



ENTRANCE: Brick retaining wall with railings over leading to forecourt, double glazed main front door with frosted panels leading to:

HALLWAY: Wood laminate flooring, balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, textured ceiling and coving, doors to primary rooms, borrowed light window to dining area.

THROUGH LOUNGE / DINING ROOM: 26'0" x 9'10" maximum, decreasing to 7'4" at narrowest point. Lounge: double glazed bay window to front aspect with radiator under, wall lights, ceiling rose, textured ceiling and coving, high level shelving, wall mounted electric fire with glazed front and pebble inlay (not tested), glazed panelled door to hallway.

Dining room: radiator, borrowed light window hallway, central heating control switch, recess with spotlight, textured ceiling and coving, glazed panelled door leading to hallway.

SHOWER ROOM: Low level w.c., vanity unit with wash hand basin and cupboards under, ceramic tiled to half wall level, heated towel rail, ceramic tiled flooring, double glazed window to rear aspect, corner shower cubicle with curved doors, ceiling spotlights.

KITCHEN: 12'8" x 9'1"

Range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboard space under, wall mounted boiler supplying domestic hot water and central heating (not tested), tall larder style storage cupboard, range of drawer units and floor units, three wall mounted units with glazed panelled doors and inset spotlights, extractor fan, free standing 'Hotpoint' gas hob, washing machine point, space for fridge / freezer, twin doors leading to:

CONSERVATORY: 10'0" x 9'2"

Tiled flooring, twin double doors with windows to either side leading to rear garden, polycarbonate glazed roof, radiator.

FIRST FLOOR: Landing with balustrade, access to loft space, built-in storage cupboard with shelving.

BEDROOM 1: 13'1" x 15'5" into bay window,.

Double glazed bay window to front aspect, radiator, range of built-in bedroom furniture including wardrobes to two walls, free standing matching dressing table and bedside cabinets, textured ceiling, panelled door.

BEDROOM 3: 10'0" x 7'6"

Double glazed window to rear aspect, textured ceiling, panelled door, radiator.



BEDROOM 2: 11'7" x 9'2"

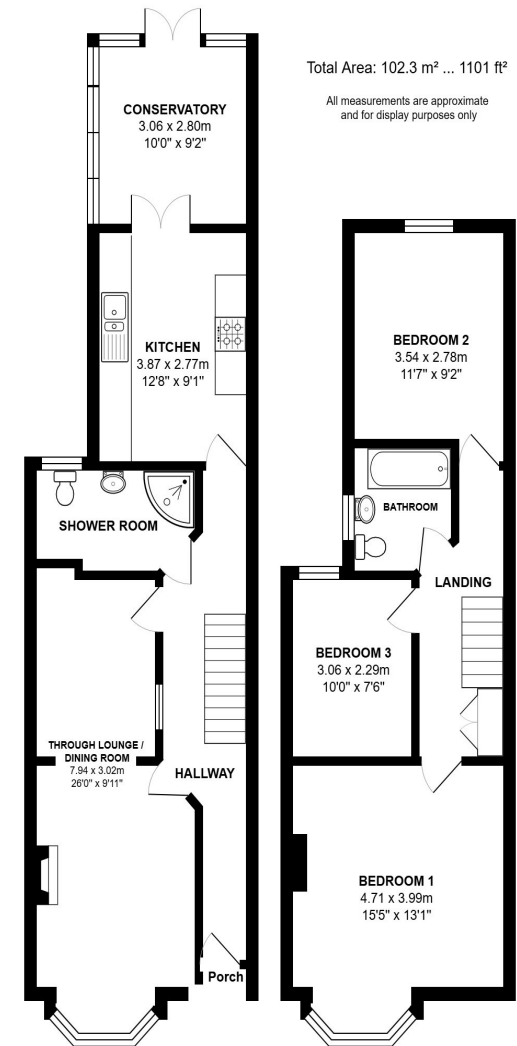
Double glazed window to rear aspect overlooking garden, radiator, panelled door, textured ceiling and coving.

BATHROOM: White suite comprising; panelled bath with hand grips, mixer tap and separate shower over, heated towel rail, fully ceramic tiled to walls, vinyl flooring, pedestal wash hand basin with mixer tap, low level w.c., double glazed frosted glass window to side aspect, textured ceiling and spotlights, mirror fronted medicine cabinet.

OUTSIDE: To the rear is a low maintenance garden laid to paving with trellis fence work to one side and fence panelling to the other with wooden built garden sheds.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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