



67A Copythorn Road  
Portsmouth, PO2 0EB

**Asking Price £170,000**

**co** **groves**

Sales, Rentals and Block Management

## 67A Copythorn Road, Portsmouth, PO2 0EB

Looking to buy a flat but would love to buy your own freehold house with no service charges or ground rent? We are pleased to offer for sale this 2 bedroom freehold house offered with no chain. The accommodation comprises 2 bedrooms, open plan lounge/kitchen, ground floor bathroom and very small courtyard area. (Large enough to store bins/bikes) The property is fitted with double glazed and gas central heating.

### Entrance Lobby

Double glazed front door to lobby, vinyl flooring, spotlights, double glazed door to side leading to very small courtyard area.

### Lounge/Kitchen

18'2 x 14'9 overall measurements (5.54m x 4.50m overall measurements)

### Lounge Area

Double glazed window to front.

### Kitchen Area

Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, space for fridge/freezer, part tiled walls, laminate flooring, breakfast bar, meter cupboard, radiator. cupboard with plumbing for washing machine and housing gas Ideal boiler.

### Bathroom

7'4 x 5'1 (2.24m x 1.55m)

Suite comprising bath with shower over, WC, wash hand basin, part tiled walls, vinyl flooring, heated towel rail, extractor, spotlights.

### First Floor Landing

Hatch to loft, newly fitted carpet.

### Bedroom 1

11'1 x 7'3 (3.38m x 2.21m)

Double glazed window to front, storage cupboard/wardrobe. radiator.

### Bedroom 2

10'4 x 5'9 max (3.15m x 1.75m max)

Double glazed window to front, radiator.

### Courtyard

Very small courtyard area, ideal space for refuse bins or bikes.

### Additional Information

Tenure - Freehold

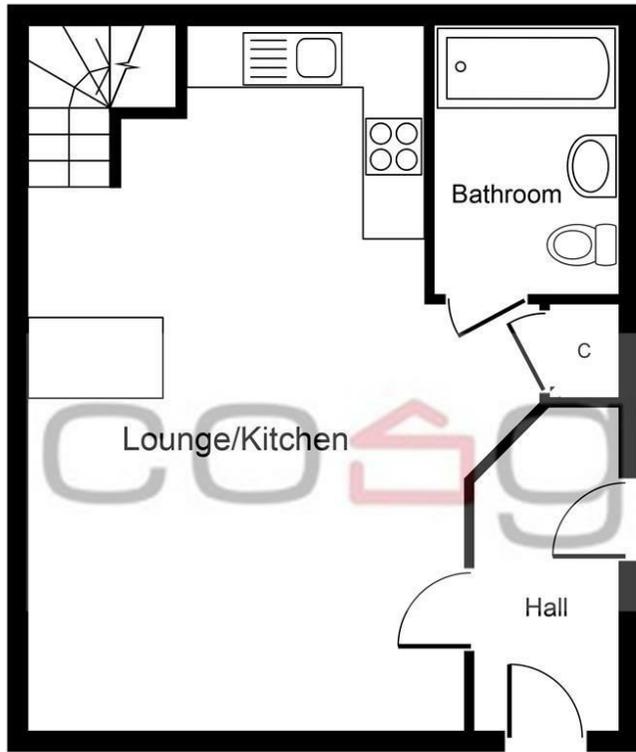
Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





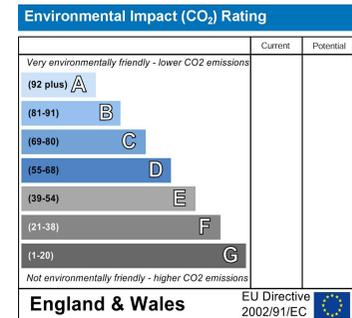
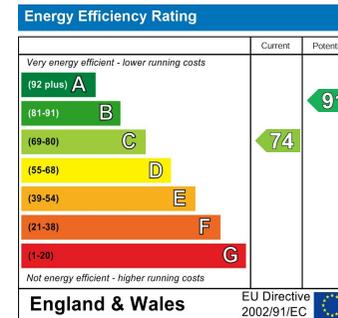
Ground Floor



First Floor

**Copythorn Road, Portsmouth, PO2 0EB**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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