



## 63 Highgate Road

Copnor, Portsmouth, PO3 5AS

Offers in the region of £250,000



\*\*\*SPACIOUS THREE BEDROOM HOME\*\*\*BAY & FORECOURT PROPERTY IN POPULAR LOCATION\*\*\*WALKING DISTANCE TO LOCAL AMENITIES\*\*\*READY TO MOVE INTO!\*\*\*



Situated on the popular Highgate Road, this well-presented three-bedroom mid-terraced home offers a fantastic combination of character, practical family accommodation and useful additional space. With a newly modernised kitchen, two reception areas, extended conservatory, downstairs WC, generous rear garden and converted loft space, this is an ideal opportunity for first-time buyers, families or investors looking for a home that is ready to move into.

Upon entering, the welcoming hallway provides access to the principal rooms while offering useful under-stairs storage. There is also plenty of space for coats, shoes and even a pram, making the entrance particularly practical for family life.

To the front of the property is a good-sized lounge featuring a bay window with, allowing plenty of natural light into the room while adding to the home's character. The stained glass window also allows light to flow through towards the second reception room, creating a bright and welcoming feel. This versatile second reception room could be used as a dining room, playroom, home office or additional sitting room, depending on the buyer's requirements.

To the rear, the property opens into the newly modernised kitchen, finished with contemporary gloss white units, neutral worktops and an excellent amount of cupboard and preparation space. The kitchen benefits from an integrated oven and gas hob, with space for a freestanding fridge freezer. Presented in a fresh and neutral style, it is ready for the new owners to move straight in and make their own.

Beyond the kitchen is the extended conservatory, providing valuable additional living space and offering views over the rear garden. The ground floor is further complemented by a convenient downstairs WC, adding practicality for busy households.

Outside, the property benefits from a spacious and private rear garden, laid predominantly to patio and lawn. There is plenty of room for outdoor dining, entertaining and family use, while a large shed provides excellent additional storage.

The first floor comprises three bedrooms and the family bathroom. There are two comfortable double bedrooms alongside a well-proportioned single bedroom, which would also make an ideal child's room, nursery or home office.

The modernised family bathroom has been updated in recent years and comprises a shower over bath, WC, wash hand basin and heated towel rail.

Further useful space can be found in the converted loft, accessed via a ladder from the hallway. With flooring and access to the eaves storage, this provides excellent additional storage space and helps maximise the practicality of the home.

Overall, the property is presented in great condition throughout, combining character features with modern improvements and versatile accommodation. With its generous garden, modern kitchen, multiple reception spaces and additional loft storage, it would make a fantastic first home, family property or investment opportunity.

Highgate Road is a popular residential location, conveniently positioned within walking distance of local schools, the train station, bus stops, shops and a range of other local amenities, making it a practical choice for commuters and families alike. The property is also situated within the catchment areas for Copnor Primary School and Admiral Lord Nelson School, making this an especially attractive option for families looking to secure a home within these sought-after school catchment areas.

Viewing is highly recommended to appreciate the space, condition and versatility this home has to offer.

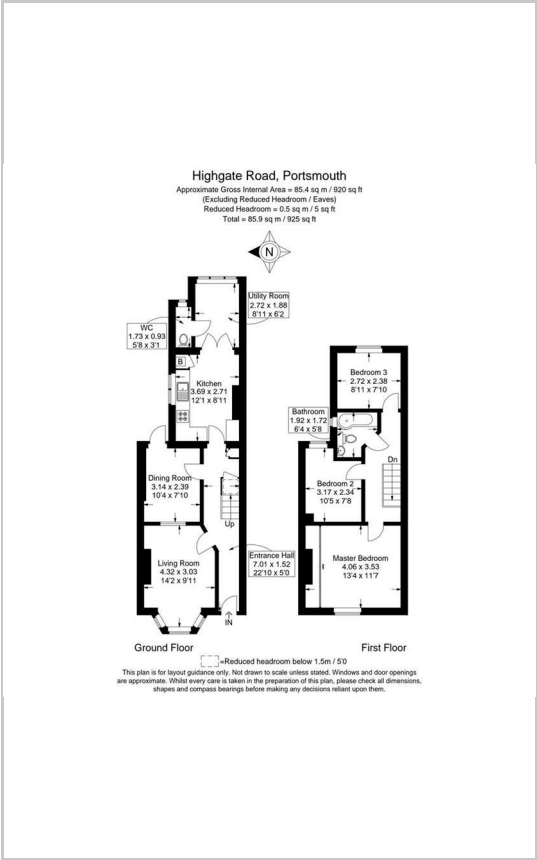
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Area Map



Floor Plans



Energy Efficiency Graph

