



**£329,995**  
**51 Copsey Grove**  
Portsmouth, PO6 1NA

## PROPERTY SUMMARY

Nestled in Copsey Grove, Drayton you will find this three bedroom property which provides easy access to local motorways links and schools. The property consists of a porch, dining area, a spacious lounge and a modern fitted kitchen, while the first floor comprises of three bedrooms and a well presented shower room. Externally there is a rear garden with private aspect and off road parking located to the front of the property. We feel that this property would be ideal for a first time buyer or a family looking to be close to the local schools. To arrange your viewing contact our Drayton Office today!

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**FRONT** Off road parking, front door to porch.

**PORCH**

**ENTRANCE**

**DINING AREA** 10' 7" x 6' 3" (3.23m x 1.91m)

**LOUNGE** 20' 7" x 10' 9" (6.27m x 3.28m)

**KITCHEN** 9' 6" x 9' 5" (2.9m x 2.87m)

**LANDING**

**BEDROOM ONE** 11' 0" x 10' 6" (3.35m x 3.2m)

**BEDROOM TWO** 11' 0 max" x 9' 7 max" (3.35m x 2.92m)

**BEDROOM THREE** 10' 6" x 6' 3" (3.2m x 1.91m)

**SHOWER ROOM**

**REAR GARDEN**

GROUND FLOOR



1ST FLOOR



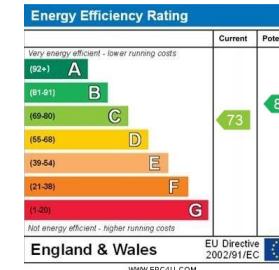
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

**VIEWINGS**  
By prior appointment only



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.