

3 bed semi-detached house to buy in PO3

Copnor Road, Portsmouth, Hampshire, PO3 5DD

£220,000 Starting Bid

x 3 x 1 x 3

Tenure

Freehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- ALLOCATED PARKING SPACE
- GARAGE
- FAMILY HOME
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Pattinson Auction are happy to present this spacious three-bedroom home with open-plan living, a fitted kitchen and bright sun room. Upstairs offers two double bedrooms a single bedroom and family bathroom. Generous rear garden with a garage and outbuilding, plus off-street parking to the front.

Outside

The property presents an attractive façade with a mix of rendered and brick elevations, set behind a low brick boundary wall. A paved pathway leads to the front entrance, while a private driveway to the side leading to the rear of the property. The property enjoys a pleasant position along a residential street of similar homes, with a neat and low-maintenance frontage.

Entrance Porch

Accessed via the front door, the entrance porch is conveniantly sized providing room for shoe storage, hanging coats and leads through to the main living accommodation.

Reception Room

A generously proportioned and light-filled open-plan reception room featuring attractive wood-effect flooring and decorative ceiling detailing. To the front, a feature fireplace with inset stove creates a focal point, complemented by built-in shelving and alcoves. The space continues through elegant archways, enhancing the sense of openness and making it ideal for both relaxing and entertaining. Natural light flows throughout, creating an airy and welcoming atmosphere.

Dining Room

Positioned to the rear of the main reception space, the dining room continues the home's bright and open feel, with wood-effect flooring and neutral décor throughout. Defined yet connected via attractive archways, this versatile area offers ample space for a family dining table and chairs. A large opening leads through to a further rear section, allowing for additional seating or breakfast space, while a window provides natural light and a pleasant outlook. Ideal for both everyday dining and entertaining.

Kitchen

Fitted with a range of wall and base units, the kitchen offers ample worktop space and storage. Features include an integrated oven with a brand new gas hob and extractor hood over, as well as space for additional appliances. The room is finished with tiled splashbacks and wood-effect flooring, while an archway provides a natural connection back through to the main reception areas. Bright and functional, the kitchen is well-suited for everyday use.

WC

Conveniently located to the rear of the property just off the kitchen, the cloakroom provides useful ground floor WC facilities and additional practicality for everyday living. Ideal for guests, with space for essential fittings.

Sun Room

A bright and spacious rear sun room, enhanced by skylights that flood the space with natural light. This versatile area offers excellent potential as an additional sitting room, dining space, or home office. A wide opening connects seamlessly to the main reception area, creating a flowing and flexible layout ideal for modern living. The room also benefits from direct access to the garden and a useful adjoining utility area, making it both practical and inviting.

Rear Garden

The property benefits from a generous rear garden, predominantly laid to patio for ease of maintenance and offering excellent potential for outdoor seating and entertaining. Enclosed by boundary walls and fencing, the space provides a good degree of privacy. To the rear, there is a detached garage, with a recently renovated roof, and additional outbuilding, offering useful storage or scope for further use, subject to requirements.

Landing

The first-floor landing provides access to all bedrooms and the family bathroom, creating a practical and well-connected layout. The space also offers access to the loft and benefits from natural light, enhancing the bright and airy feel of the upper floor.

Bedroom 3

A well-proportioned single bedroom, ideal for use as a child's room, nursery, or home office. The room benefits from a rear-facing window allowing for natural light and a pleasant outlook, along with space for essential furnishings.

Bedroom 2

A well-proportioned double bedroom overlooking the rear of the property, benefiting from a large window that allows for plenty of natural light. The room offers ample space for freestanding furniture and includes a useful built-in storage area/wardrobe. Ideal as a comfortable guest room or second double bedroom.

Bedroom 1

A spacious double bedroom positioned at the front of the property, featuring a large window allowing for plenty of natural light. The room benefits from an extensive range of fitted wardrobes, overhead storage, and a built-in dressing table, providing excellent storage solutions while maximising floor space. Ideal as a comfortable and well-equipped principal bedroom.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. The room is fully tiled and benefits from a frosted window allowing for natural light while maintaining privacy. A practical space serving all bedrooms.

Parking

The property benefits from a private off-street parking space located to the front, providing convenient and easily accessible parking.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Semi-detached house

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

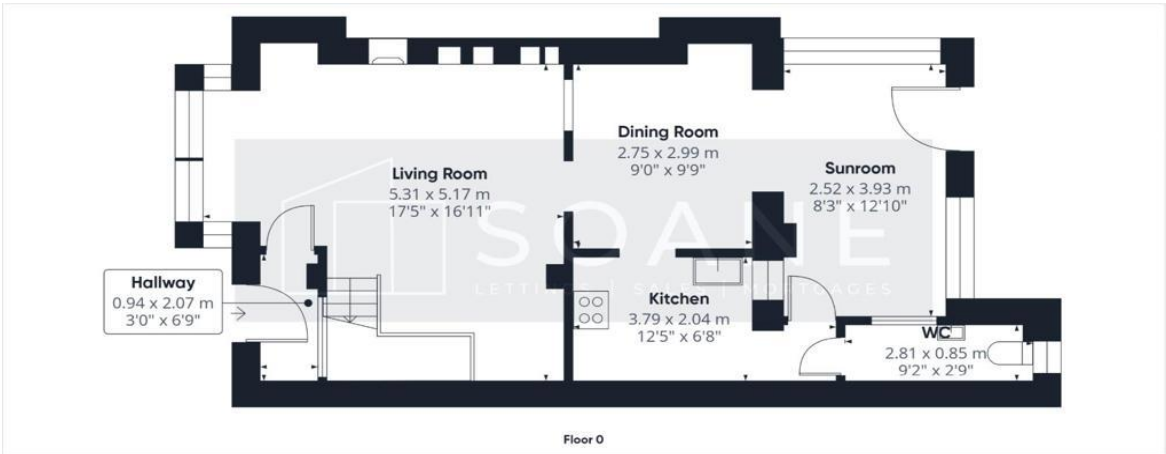
Water meter: No

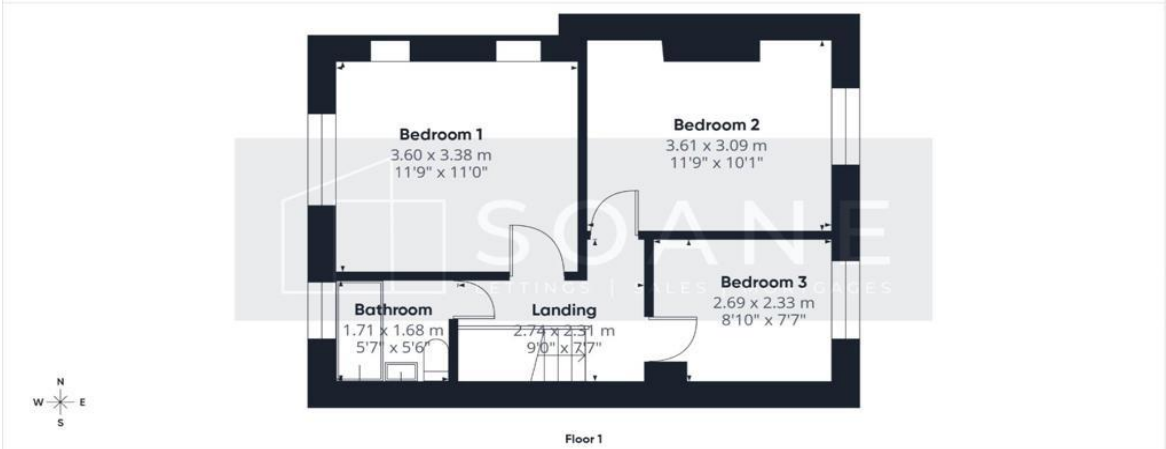
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





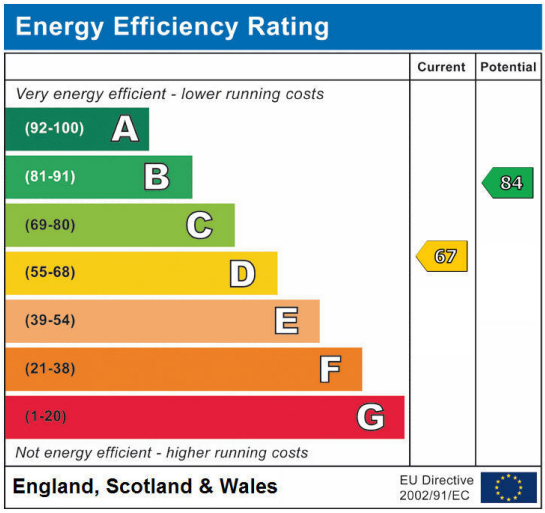
SOANE

Approximate total area(1)
89.9 m²
968 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Copnor Road, Portsmouth, Hampshire, PO3 5DD

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY, Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.