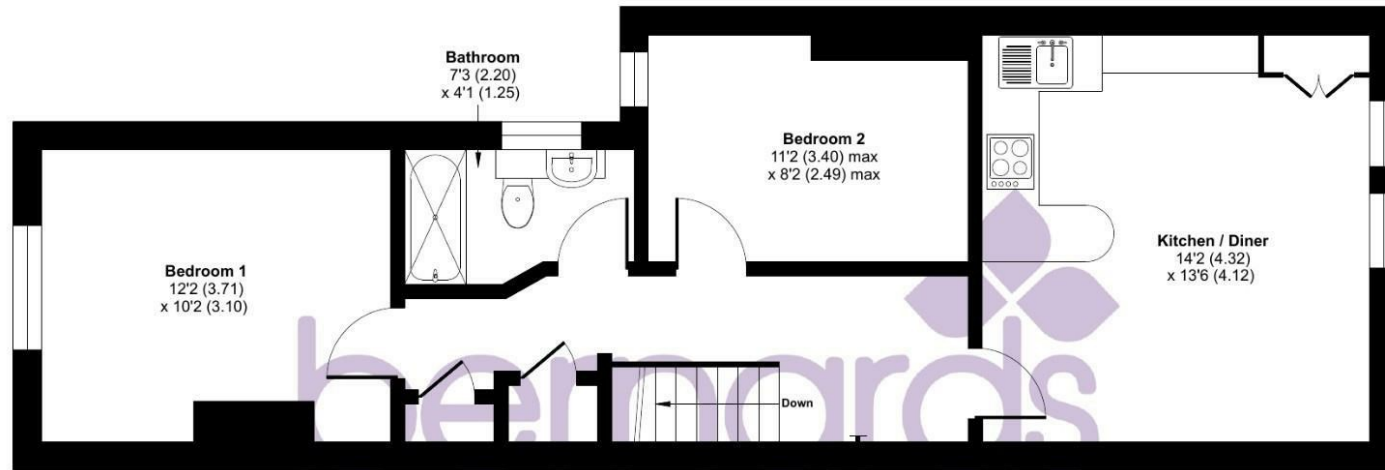


Copnor Road, Portsmouth, PO3

Approximate Area = 651 sq ft / 60.4 sq m
For identification only - Not to scale

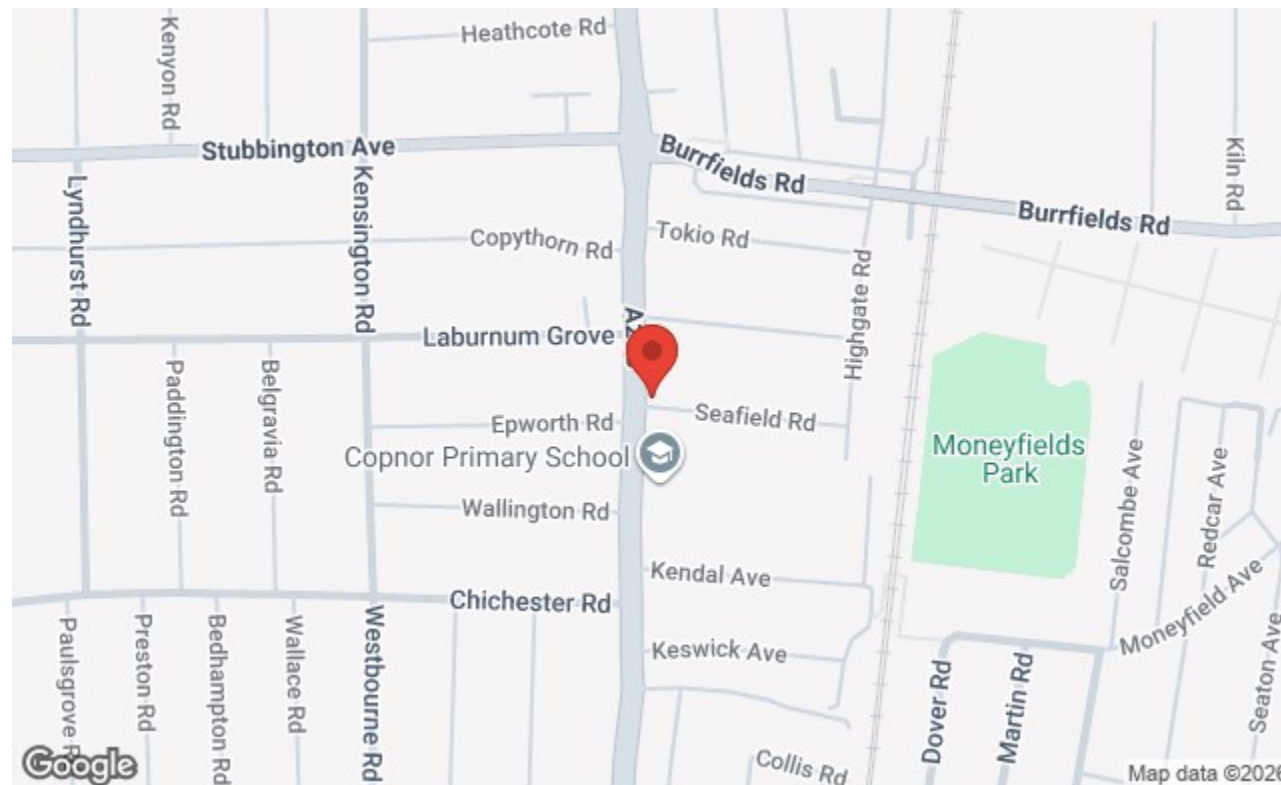


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1433400



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Price £170,000

Copnor Road, Portsmouth PO3 5BZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ SELF CONTAINED 2 BEDROOM FLAT WITH NO GROUND RENT
- ❖ MODERN KITCHEN LIVING ROOM
- ❖ GAS CENTRAL HEATING THROUGHOUT
- ❖ ENCLOSED GARDEN AREA
- ❖ NEWLY FITTED CARPETS
- ❖ LOCATED CLOSE TO PUBLIC TRANSPORT
- ❖ IDEAL FOR A FIRST TIME BUYER OR INVESTOR
- ❖ SPACIOUS HALLWAY
- ❖ CALL TODAY TO VIEW

Located on Copnor Road in Portsmouth, this charming flat presents an excellent opportunity for those seeking a comfortable and modern living space. Offered with no forward chain, this property is ideal for first-time buyers or investors looking to expand their portfolio.

Upon entering you will find a welcoming modern kitchen and lounge area, creating a perfect setting for relaxation and entertaining. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located, ensuring functionality for everyday living.

Recently refreshed with new carpets and a fresh coat of paint throughout, this flat is

ready for you to move in without the need for any immediate renovations. The contemporary design and thoughtful layout make it a delightful place to call home.

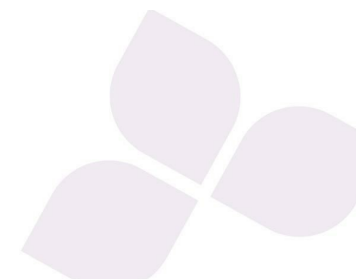
Situated in a great location, this property benefits from easy access to public transport and motorway links, making commuting a breeze. Whether you are heading to the city centre or exploring the beautiful surrounding areas, you will find convenience at your doorstep.

In summary, this flat on Copnor Road offers a blend of modern living and practicality, making it a must-see for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely property your own.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

GROUND FLOOR ENTRANCE HALL

FIRST FLOOR LANDING

KITCHEN/DINER

14'2" x 13'6" (4.32 x 4.12)

BEDROOM ONE

12'2" x 10'2" (3.71 x 3.10)

BEDROOM TWO

11'1" x 8'2" (3.40 x 2.49)

BATHROOM

7'2" x 4'1" (2.20 x 1.25)

LEASEHOLD INFORMATION.

Management Company:
Lease Length:
Ground Rent:
Service Charge:

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A

CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to

avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI-MONEY LAUNDERING

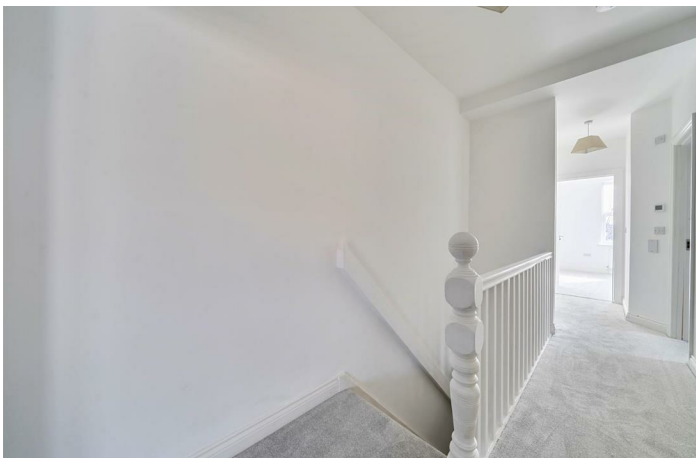
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

MORTGAGE ADVISOR

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

PROPERTY NOTE

The owner of the property will be liable to pay 1/3 of the building insurance.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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