

Floor Plan



TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx.
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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5 Copythorn Road
Portsmouth, PO2 0EB

Castles are pleased to welcome to the market this completely refurbished three bedroom house located in Copythorn Road, North End.

The property is immaculate throughout and finished to a great standard. The ground floor boasts a large open plan lounge diner, new modern fitted kitchen, new shower room, downstairs w/c and conservatory.

Moving upstairs there are three double bedrooms and a new modern family bathroom.

Other benefits include a new fuse board and a combi boiler along with being double glazed throughout.

For more information or to arrange a viewing on this beautiful home please call Castles today.

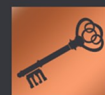
Offers in excess of £275,000

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|---------------------|--|---------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F G Not energy efficient - higher running costs | 70 84 | Very environmentally friendly - lower CO ₂ emissions (10 plus) A (11-15) B (16-20) C (21-25) D (26-30) E (31-35) F G Not environmentally friendly - higher CO ₂ emissions | 70 84 |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

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- THREE DOUBLE BEDROOMS
- COMPLETELY REFURBISHED
- NEW FUSE BOARD + BOILER
- PERFECT FIRST TIME BUY
- TWO NEW BATHROOMS
- NEW KITCHEN
- IMMACULATE THROUGHOUT
- VIEWING STRONGLY RECOMMENDED

LOUNGE
15'1" x 10'2" (4.6 x 3.1)

DINING ROOM
9'10" x 8'2" (3.0 x 2.5)

SHOWER ROOM
4'3" x 5'6" (1.3 x 1.7)

KITCHEN
8'10" x 12'1" (2.7 x 3.7)

W/C
2'7" x 5'10" (0.8 x 1.8)

CONSERVATORY
8'2" x 6'6" (2.5 x 2.0)

BEDROOM ONE
13'5" x 12'1" (4.1 x 3.7)

BEDROOM TWO
9'10" x 7'6" (3.0 x 2.3)

BEDROOM THREE
11'9" x 8'10" (3.6 x 2.7)

BATHROOM
7'2" x 5'6" (2.2 x 1.7)

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you

purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

