

OFFER IN EXCESS OF

£310,000

3 Copsey Grove

Portsmouth, PO6 1NA

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom family home located in Copsey Grove, Drayton. The property is situated close to local schools, amenities and motorway links, and consists of a hallway, a lounge/diner and a kitchen, while the first floor offers three bedrooms and a modern family bathroom. Externally there is a good size rear garden which is mainly laid to lawn and a patio seating area, while to the front of the property there is a block paved driveway. We feel that this property would be ideal for a family looking to move to the area for schools. To arrange your viewing contact our Drayton Office today!





FRONT Block paved driveway with planted borders, front door to property.

HALLWAY

LOUNGE/DINER 20' 7" x 11' 2" (6.27m x 3.4m)

KITCHEN 16' 6 max" x 9' 8 max" (5.03m x 2.95m)

LANDING

BEDROOM ONE 11' 2" x 10' 3" (3.4m x 3.12m)

BEDROOM TWO 11' 6 max" x 10' 1 max" (3.51m x 3.07m)

BEDROOM THREE 11' 1" x 6' 6" (3.38m x 1.98m)

BATHROOM 9' 7" x 5' 2" (2.92m x 1.57m)

LOFT Partly boarded with Velux window.

REAR GARDEN Mainly laid to lawn with patio seating area and a brick built shed.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

**Jeffries
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estate and letting agents

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