



## Copnor Road, Portsmouth, PO3 5LB

### Asking Price £174,999

GD3 are proud to present this charming purpose built flat for sale in the sought after Copnor Road in Portsmouth, offering a delightful blend of comfort and convenience. Constructed in the 1930's, the property exudes a sense of character while providing modern living essentials.

The property boasts new carpets throughout and a new kitchen.

The flat features a large, welcoming reception room, perfect for relaxation or entertaining guests, with two well-proportioned bedrooms, with soundproofing on both floors, ideal for professionals seeking a comfortable living environment. The kitchen and bathroom have been thoughtfully designed, catering to all your daily needs.

The location is particularly advantageous, with easy access to local amenities and transport links and near to the picturesque surroundings of Hilsea Lines. This property is a great opportunity for first time buyers and investors alike. This flat presents an excellent opportunity to own a piece of this vibrant community, combining charm with practical living.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to

**Copnor Road, Portsmouth, PO3 5LB**

## Ground Floor

Approx. 82.7 sq. metres (890.4 sq. feet)



Total area: approx. 82.7 sq. metres (890.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	76	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	47	51
EU Directive 2002/91/EC		