



9 Whitworth Road

Copnor, Portsmouth, PO2 7RU

Offers in excess of £250,000



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LOOKING FOR BUYERS ABLE TO OFFER A QUICK MOVE ***

Welcome to Whitworth Road...

This charming two-bedroom mid-terrace house, located on Whitworth Road in Copnor, Portsmouth, offers a blend of modern comfort and classic appeal. The property is well presented throughout, having undergone recent refurbishment by the current owners. It boasts spacious living areas, a beautiful west-facing garden, and a convenient layout, making it an ideal home for couples, small families, or those looking to downsize.

The ground floor comprises two well-proportioned reception rooms. The lounge features a lovely bay window that allows natural light to flood in, creating a bright and welcoming atmosphere. A feature electric fireplace adds a cozy touch, making it a perfect space to relax. The dining room, located towards the rear, is spacious and open-plan to the kitchen, offering a modern, connected feel. It features a double-glazed window overlooking the garden, adding to the airy ambiance.

The kitchen has been recently updated and boasts a contemporary design, with a range of wall and base-level units providing ample storage. It is fitted with a roll-top work surface, a stainless-steel sink and drainer, an integrated double electric oven with a gas hob, and an extractor hood. There is also space and plumbing for a washing machine and fridge/freezer. The kitchen is stylishly tiled to the principal areas and offers easy access to the rear lobby and the downstairs bathroom.

The bathroom, also on the ground floor, is fully tiled and fitted with a panel-enclosed bath with a shower overhead, a low-level flush WC, and a vanity sink unit, offering a modern and practical space.

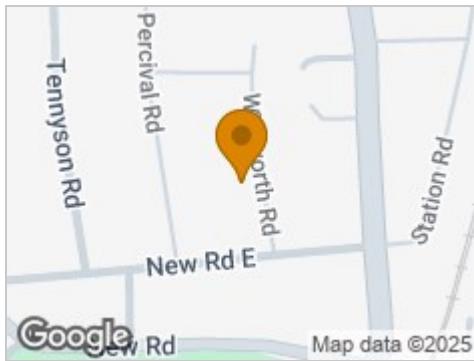
Upstairs, there are two generous double bedrooms, one of which benefits from an ensuite WC. The ensuite is equipped with a low-level WC, a wall-mounted wash basin, and tiling to the principal areas, providing added convenience.

One of the standout features of this property is the impressive 46ft west-facing rear garden. This outdoor space is perfect for entertaining or relaxing, featuring high brick boundary walls for privacy, composite decking for low maintenance, and a bar area with power and lighting, making it a fantastic social space.

Additional benefits of this home include double glazing throughout and gas central heating. Situated in a sought-after location in Copnor, this house is an excellent opportunity for buyers looking for a ready-to-move-into home with character and modern amenities.



Road Map



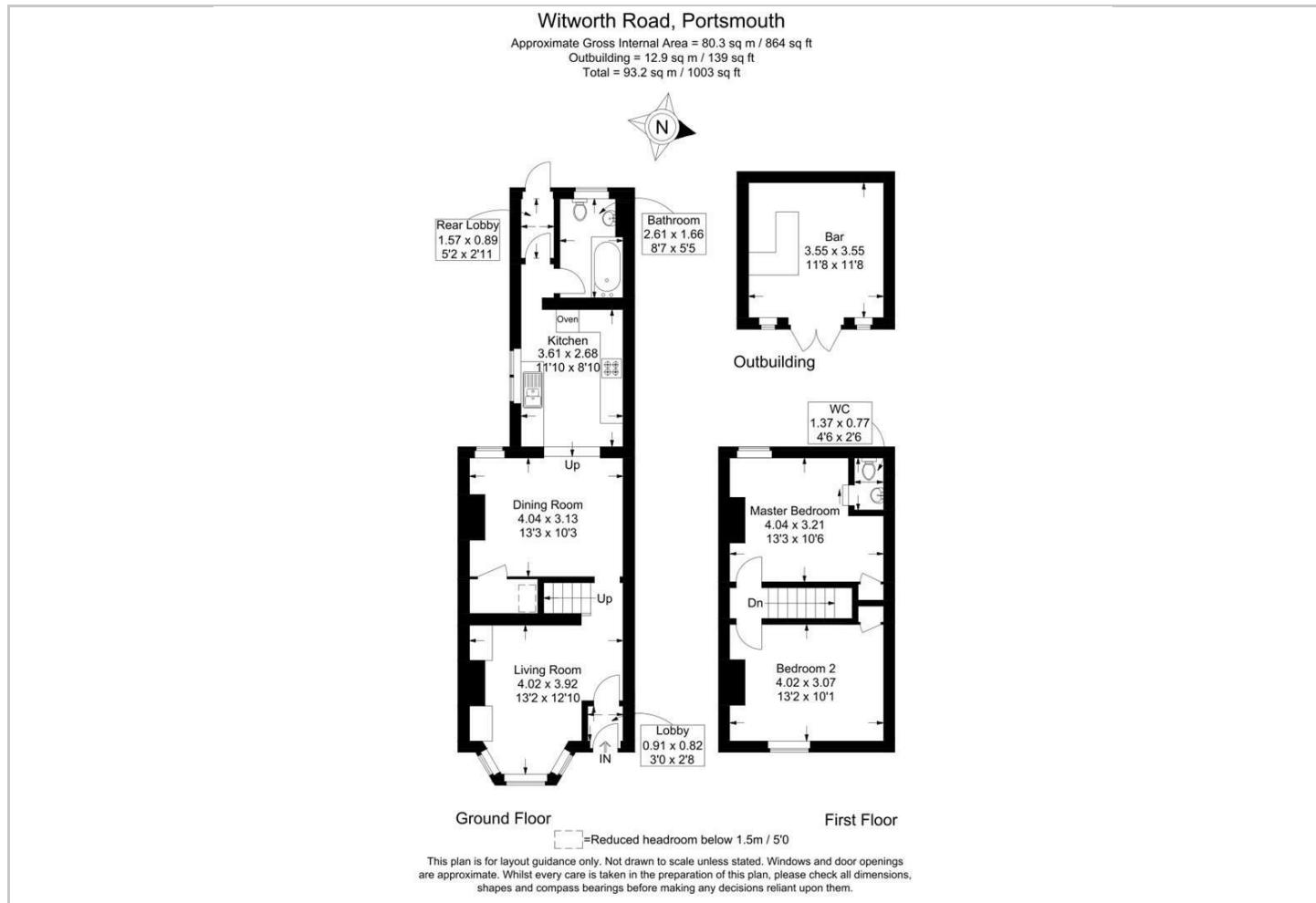
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Dark Green	
C	(69-80)	Medium Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red	
G	(1-20)	Dark Red	Not energy efficient - higher running costs

Current Potential

65

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