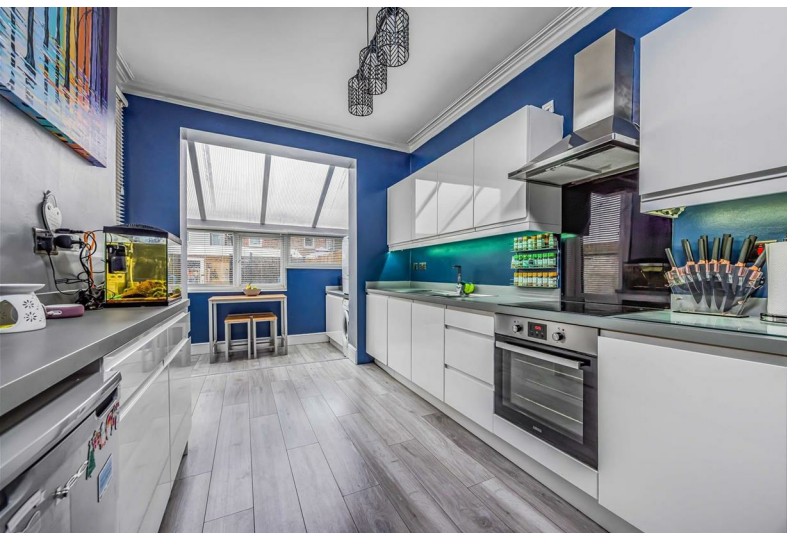




8 Wallington Road , Portsmouth, PO2 0HB

Offers in excess of £262,500



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Welcome to Wallington Road ...

We are delighted to bring to market this excellent three bedroom, terraced, bay and forecourt home situated in the popular Wallington Road of Copnor, Portsmouth. An excellent first time purchase, boasting three well sized bedrooms, a modern fitted kitchen, two reception areas and a contemporary upstairs family bathroom and a convenient downstairs toilet.

As you enter, you are welcomed by a hallway, leading you to the living room on the left. Ample in size, offering space for multiple sofas and other furnishings and a large bay window allowing natural light to fill the room.

There is an additional reception area, which makes an excellent dining area, home office or play room, there is a door leading out to the garden and there is a convenient downstairs toilet.

The modern fitted kitchen is well equipped with a range of wall and floor mounted units, an integrated oven with hob and extractor fan, as well as space for a large fridge freezer and plumbing for a dishwasher. To the rear a lean to hosts plumbing for washing facilities creating an ideal utility area and there is space for a table and additional storage.

Upstairs, the property features three very well sized bedrooms. The master offers space for a large king size bed and other furnishings, and bedroom two and three will both also fit double beds.

The family bathroom is modern, with tiled walls and floors, complete with a bath and overhead shower, a sink with storage unit, toilet and towel radiator.

Outside, the garden has been landscaped with paving and artificial turf creating a lovely outside space. A storage shed sits at the rear.

Additional benefits to the property are double glazing throughout and gas central heating, as well as a PIV system.

Situated in Wallington Road, you are within close proximity to a range of local amenities, including shops, parks and excellent schools.

Well presented throughout and ready to move into, this is an excellent purchase. Please contact the office to arrange your viewing.



A satellite map showing a residential neighborhood with a grid-like street pattern. A yellow location pin is placed on a street. The label 'Burrfields Rd' is visible on the map. The Google logo is partially visible at the bottom left, and the text 'bus, Landsat / Copernicus, Maxar Technologies' is at the bottom.

A map of the Copnor area in Portsmouth. The map shows a grid of streets. A red pin is placed on a street labeled 'Copnor Rd'. Other labels include 'London Rd' (diagonal), 'NORTH END', 'Portsea Island', 'Tangier Rd', and 'COPNOR'. The Google logo is visible in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Wallington Road, Copnor
Approximate Gross Internal Area = 95.1 sq m / 1024 sq ft
Outbuilding = 7.4 sq m / 80 sq ft
Total = 102.5 sq m / 1104 sq ft

N

Ground Floor

Living Room
4.65 x 2.98
15'3" x 9'9"

Dining Room
3.27 x 2.32
10'9" x 7'7"

Kitchen
3.93 x 2.85
12'11" x 9'4"

Utility Room
3.08 x 1.69
10'1" x 5'7"

WC
1.06 x 0.91
3'6" x 3'0"

Entrance Hall
8.10 x 1.54
26'6" x 5'1"

First Floor

Master Bedroom
4.02 x 3.85
13'2" x 12'8"

Bedroom 2
3.28 x 2.38
10'9" x 7'10"

Bedroom 3
3.57 x 2.87
11'9" x 9'5"

Bathroom
1.99 x 1.70
6'6" x 5'7"

Outbuilding
Store
4.12 x 1.76
13'6" x 5'9"

Legend: = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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 Rating | | Current | Potential |
|---|--|--------------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> | | 69 | 88 |
| <p>Not energy efficient - higher running costs</p> | | <p>EU Directive 2002/91/EC</p> | |

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.

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