



## 43 Kensington Road

Copnor, Portsmouth, PO2 0EZ

Offers in excess of £315,000



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UNEXPECTEDLY REAVAILABLE DUE TO CHAIN COLLAPSE \*\*

## Welcome to Kensington Road...

This charming three-bedroom Edwardian house, located on a popular road in Copnor, is a delightful family home that combines historical character with modern amenities. Situated within the catchment area for Admiral Lord Nelson School, it offers easy access to local amenities, making it an ideal choice for families.

Spanning approximately 1,300 sq ft, the property is brimming with original features, adding to its unique appeal. The spacious accommodation is spread over two floors, beginning with an inviting entrance hallway with original tiled floor, stairs to the first floor and doors to the ground floor rooms. The living room is a wonderful space featuring parquet flooring, picture rails, a bay window to the front elevation, and a striking feature fireplace. Adjacent to the living room is the dining room, which also boasts a feature fireplace and seamlessly flows into the open plan kitchen family room extension. This open-plan design enhances the sense of space and light, with two Velux windows and French Doors providing direct access to the rear garden. The kitchen is fitted with a large range of wall and base units, with inset sink and drainer and space and plumbing for a range of freestanding appliances.

Upstairs, the first floor houses three generously sized double bedrooms, each offering ample space and comfort. The family bathroom is beautifully tiled and serves all three bedrooms with a white suite comprising a panel enclosed bath with shower over,

pedestal sink and low-level flush WC.

Additionally, there is a boarded loft, accessible via a drop-down ladder from the first-floor landing, offering abundant storage space.

The exterior of the property is equally impressive. The front is adorned with a brick wall-enclosed forecourt with gated access, ensuring privacy and security. The rear garden is a serene retreat, meticulously landscaped with stylish grey patio tiles and bordered by a variety of flowers and shrubs. At the end of the garden, a detached bar offers excellent potential for a home office or a stylish entertainment space, complete with electrical fittings and modern cladding.

Further enhancing the home's appeal are new radiators, new carpets, and a complete rewire of the electrics. An internal viewing is highly recommended to fully appreciate the character, charm, and spaciousness this beautiful Edwardian home offers.

## Copnor...

Copnor, in the northern part of Portsmouth, is a laid-back residential area with an interesting mix of history and modern living. Once just farmland and a small village, now it's a suburban spot with loads of houses, local shops, and community spots. You'll find several schools and parks here, plus Copnor Road, a busy main street with all the local amenities, shops, coffee shops and much more! The area is also home to the Portsmouth Rugby Football Club and the old Hilsea Lines fortifications. Copnor offers that suburban feel while still being close to all the action in Portsmouth. It's a great blend of chill living and city convenience.



Road Map



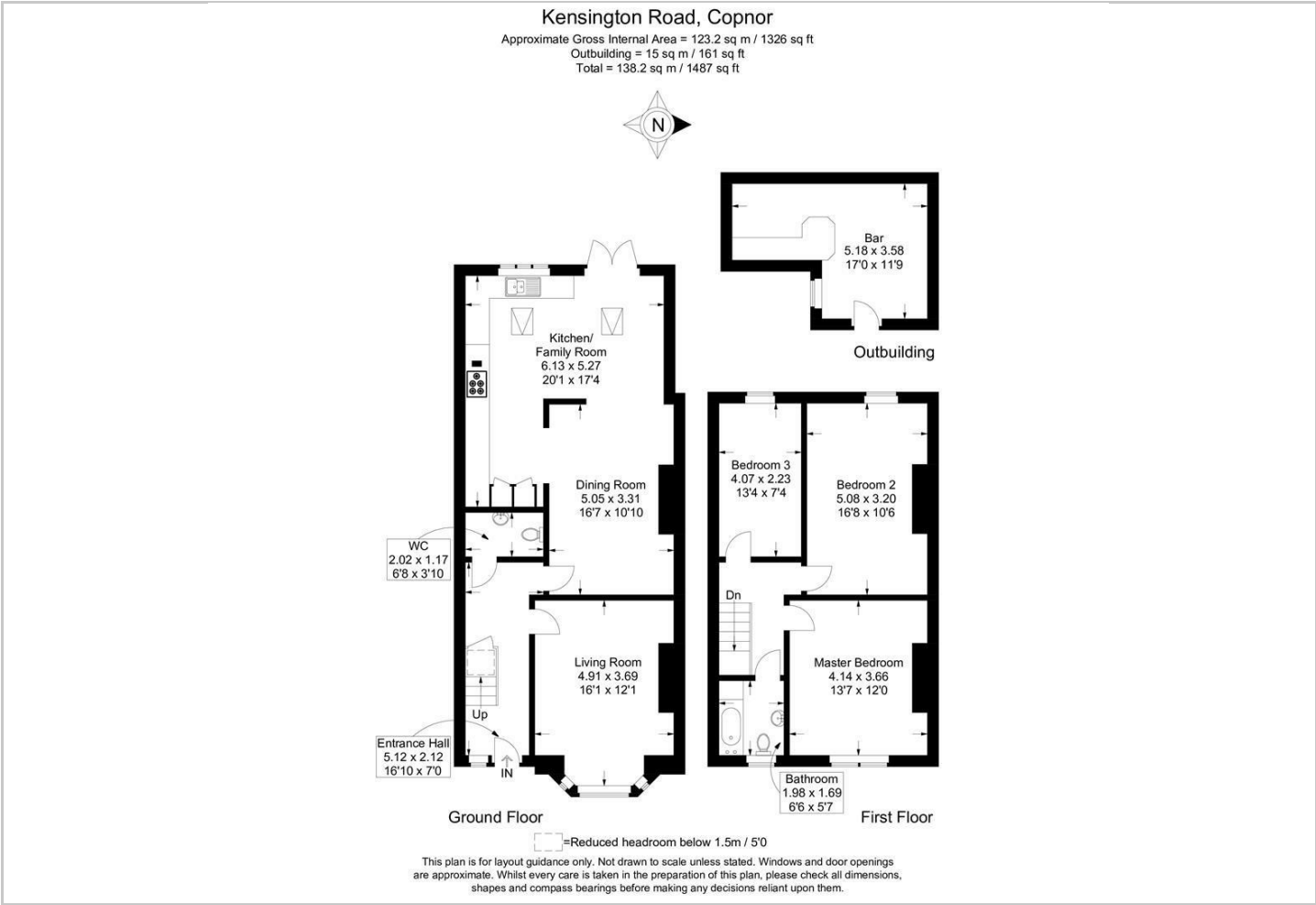
Hybrid Map



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



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