



Call: 02394 217317  
Whatsapp: 0793 283 1587  
Email: [sarah@soldby.uk](mailto:sarah@soldby.uk)  
Social media: [@soldbySarahOliver](https://www.instagram.com/soldbySarahOliver)  
Website: [www.soldby.uk](http://www.soldby.uk)



64 Westbourne Road  
, Portsmouth, PO2 7LD

Offers over £264,000



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## Welcome to Westbourne Road...

We are delighted to bring to market this excellent three bedroom, bay and forecourt terraced house situated in the popular area of Copnor, Portsmouth. Boasting a modern kitchen, two reception rooms, and well proportioned bedrooms, this makes a perfect first time purchase and family home.

As you step through the front door, you are greeted by a bright entrance hallway that sets the tone for the space throughout. To the front of the property is the first of two reception rooms. Generously sized, offering space for multiple sofas and other furnishings, and with its large bay window, this room is filled with natural light. The second reception room sits just beyond, offering versatility, making an ideal dining room, home office, or additional lounge depending on your lifestyle needs.

The heart of the home is the modern fitted kitchen, beautifully updated to offer both style and functionality. Featuring a range of wall and floor mounted units, an integrated oven with gas hob and extractor fan, dishwasher, plumbing for washing facilities and ample counter top space.

A convenient lean to / conservatory is ideal for additional storage with a door leading out onto the garden.

Upstairs, the property boasts three well proportioned

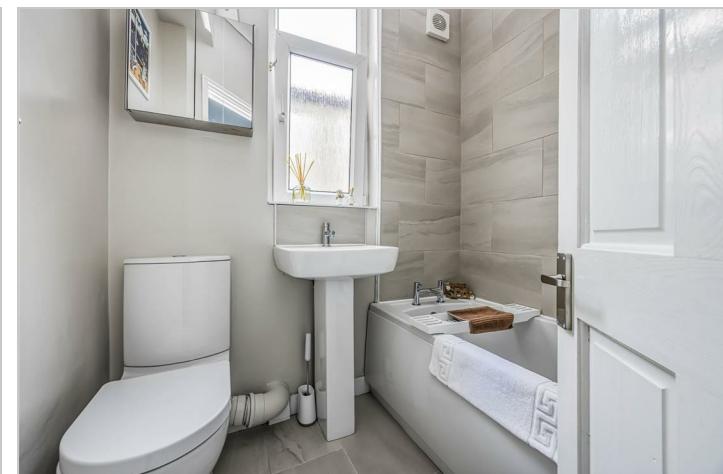
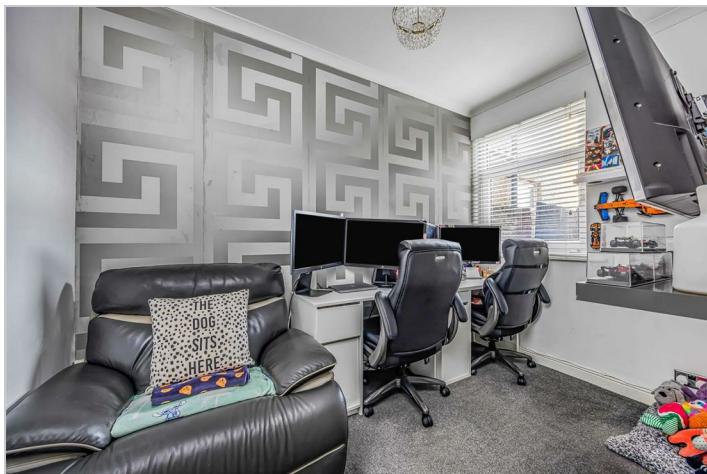
bedrooms. The master sits at the front, offering plenty of space for a large king size bed and other furnishings, benefitting from fitted wardrobes providing extra storage. Both bedroom two and three are doubles, also making excellent children's rooms, offices or walk in wardrobes.

Completing the first floor is the contemporary family bathroom, with tiled walls, a bath, sink and toilet.

Outside, the property continues to impress with a well sized and low maintenance rear garden, mainly laid with artificial turf, and a decking area sits at the back making an excellent space for garden furniture.

Situated in Westbourne Road, you are within close proximity to a range of local amenities, including shops, cafes and good schools.

This is an excellent first time purchase, and makes a great family home. A viewing is highly advised, please contact the office to arrange a viewing.



## Road Map



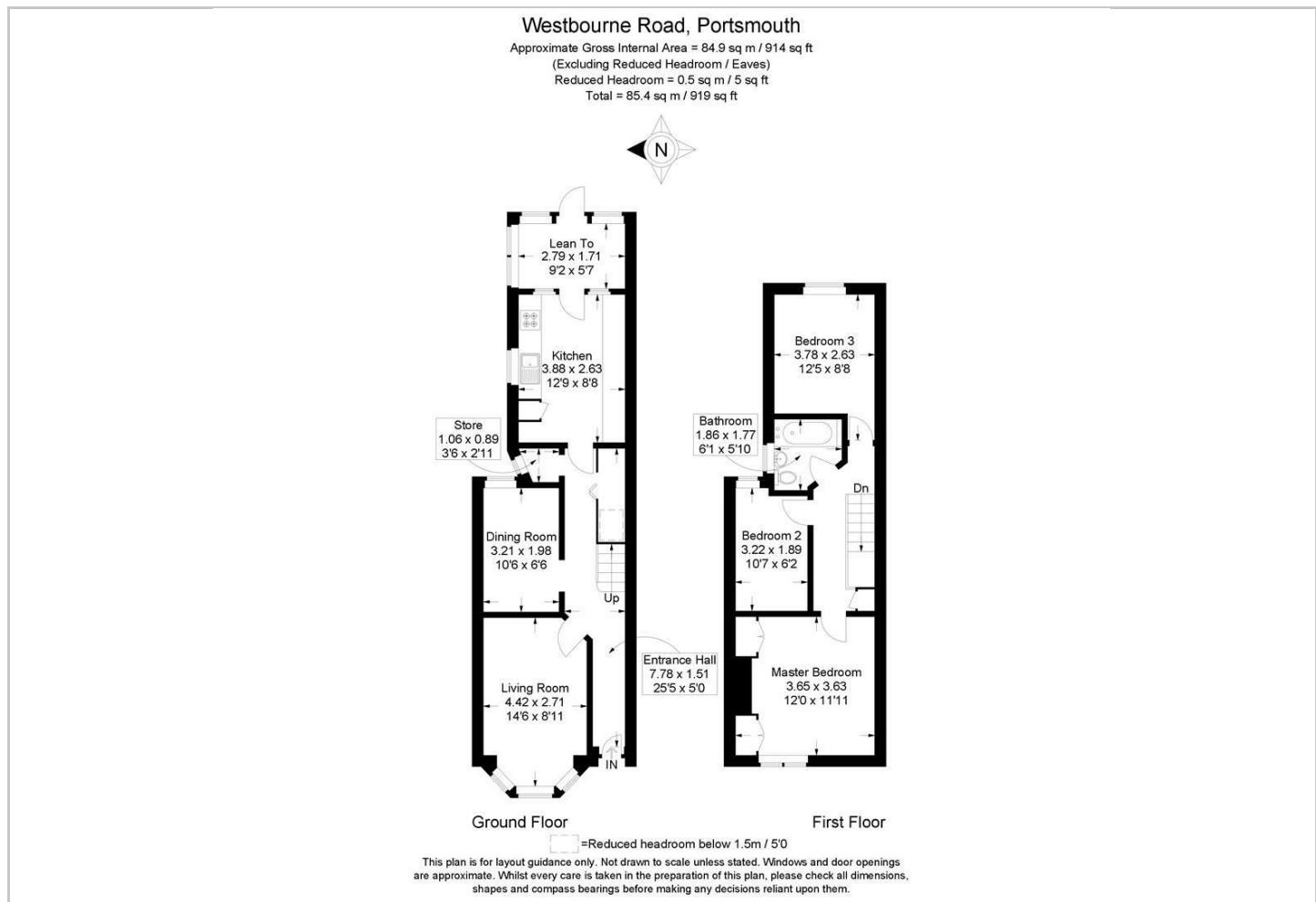
## Hybrid Map



## Terrain Map



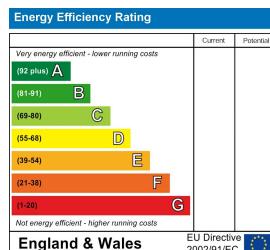
## Floor Plan



## 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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