

£167,500

Freehold

18 Mayhall Road,
Copnor, Portsmouth,
Hampshire, PO3 5AU



**ALN & COPNOR
PRIMARY
SCHOOL
CATCHMENT**



- Two Bedrooms
- Two Reception Rooms
- No Forward Chain
- South Facing Rear Garden

**Contact
US...**

Portsmouth Office – 112/114 London Road, Portsmouth, PO2 0LZ
E-mail – portsmouth@jeffries.co.uk Tel: 023 9266 1662 Fax: 023 9263 9442
Other offices in Portsmouth, Portchester, Southsea, Havant, Waterlooville, Drayton.



NO FORWARD CHAIN! This two bedroom, terraced property is located within both Admiral Lord Nelson and Copnor Primary School catchment areas. Accommodation comprises two reception rooms, a downstairs bathroom and two double bedrooms. Other features included a 36', south-facing rear garden, double glazing and gas central heating. Include this property in your 'Viewing Hour'! Call Jeffries today on 023 9266 1662 for further information.

ACCOMMODATION:

Front door leading to:-

ENTRANCE HALL Wall mounted consumer unit and electric meter, radiator, laminate flooring, doors leading to:-

RECEPTION ROOM ONE 12' 11" into bay x 9' 10" max (3.94m x 3m) Double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 13' 3" max x 9' 11" (4.04m x 3.02m) Double glazed window to rear aspect, radiator, storage cupboard, door leading to:-

KITCHEN 11' 6" x 7' 8" (3.51m x 2.34m) Double glazed window to side aspect, range of fitted wall and base level units, roll top work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, plumbing for washing machine, space for fridge/freezer and tumble dryer, access to loft, tiled to principle areas, door leading to:-

LOBBY Double glazed window to rear aspect, storage cupboard,

BATHROOM Obscure double glazed window to side aspect, low level WC, pedestal wash hand basin, panel enclosed bath, tiled to principle areas, tiled floor, radiator.

FIRST FLOOR LANDING Access to loft, doors leading to:-

BEDROOM ONE 13' 2" max x 10' 7" (4.01m x 3.23m) Double glazed window to front aspect, radiator, storage cupboard.

BEDROOMS TWO 13' 2" x 10' (4.01m x 3.05m) Double glazed window to rear aspect, radiator, storage cupboard.

OUTSIDE

REAR GARDEN South facing, lawned.

**ADD THIS
PROPERTY TO
YOUR VIEWING
HOUR**



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Jeffries
estate agents



EPCs

The Energy Performance Certificate is broadly similar to the certificates found on many domestic appliances. An EPC for a building gives the building an asset rating based on its energy efficiency, but doesn't take into account how the home is used by the occupiers. The certificate will give the building a rating from A to G. An A rating shows it's very efficient, meaning lower fuel bills, while G is inefficient, meaning higher fuel bills. The EPC will also show the building's environmental impact by indicating its carbon dioxide emissions.

EPC TO FOLLOW

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

VIEWING: Strictly by appointment with Jeffries Portsmouth Office 023 9266 1662

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