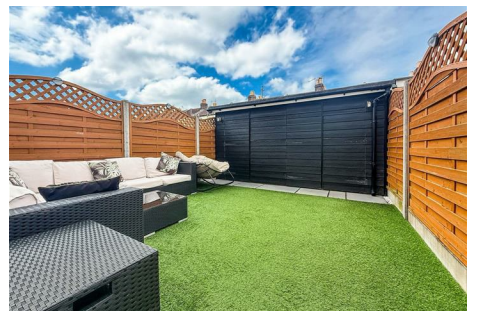


Floor Plan



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2026.



82 Station Road  
Portsmouth, PO3 5BQ

We are pleased to welcome to the market this exceptional two bedroom mid terrace property located in Station Road, Copnor.

The property is a first time buyers dream!

Extremely well presented throughout the ground floor consists of lounge room to the front, large four peice bathroom in the centre of the home with a open plan modern fitted kitchen diner to the rear with access to lean to and garden.

Moving up tot he first floor there are two double bedrooms. There is a staircase up to a large loft room out of bedroom two. Perfect for study space or a games room.

Externally the rear garden is landscaped with paving, astro turf and a large shed.

For more information or to arrange a viewing please call Castles today.

Offers over £240,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

02394318899

www.castlesstates.co.uk

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Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 82 Station Road

Portsmouth, PO3 5BQ



- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- WELL PRESENTED THROUGHOUT
- LOFT ROOM
- LARGE FOUR PEICE BATHROOM
- A PERFECT FIRST TIME BUY

### LOUNGE

12'9" x 10'9" (3.9 x 3.3)

### BATHROOM

9'10" x 13'1" (3.0 x 4.0)

### UTILITY ROOM

3'11" x 11'9" (1.2 x 3.6)

### KITCHEN

8'6" x 22'7" (2.6 x 6.9)

### BEDROOM 1

12'9" x 10'9" (3.9 x 3.3)

### BEDROOM 2

12'9" x 10'2" (3.9 x 3.1)

### LOFT ROOM

12'1" x 15'5" (3.7 x 4.7)

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree

a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

