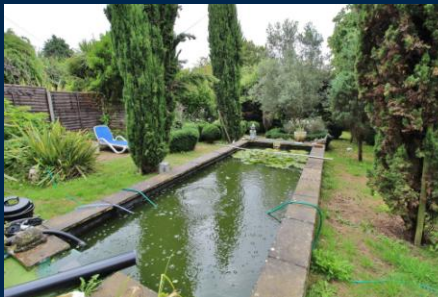




○.I.E.○ £550,000 Freehold



Cotswold  
82 London Road  
Cosham  
Portsmouth  
PO6 3ET

- Detached Family Home
- Prime Hillslope Location
- Four Bedrooms
- Three Reception Rooms

Email - [drayton@jeffries.co.uk](mailto:drayton@jeffries.co.uk) Tel - 023 9237 3341

"Jeffries are delighted to offer for sale this substantial four/five bedroom detached family home situated on the prime hillslope location of London Road, Cosham. Please note that the property does require a degree of modernisation throughout. Benefits include three reception rooms, downstairs cloakroom, utility room, en-suite facilities to the master bedroom, loft room, a very well established rear garden, off road parking, garage and no forward chain. To arrange your accompanied viewing, please contact Jeffries on 02392 373341."

## Elliot Harris, Negotiator, Drayton Office

Front door leading to:-

**ENTRANCE PORCH** Parquet flooring, doors leading to:-

**CLOAKROOM** Obscure double glazed window to side aspect, low level WC, pedestal wash hand basin, radiator.

**HALLWAY** Double glazed window to side aspect, stairs leading to first floor landing, original cast iron fireplace, radiator, doors leading to:-

**DINING ROOM** 13' 10" x 10' 8" (4.22m x 3.25m) Double glazed window to front aspect, ornate ceiling rose, original cast iron fireplace, radiator, original wood flooring.

**KITCHEN** 13' 6" x 10' 6" (4.11m x 3.2m) Double glazed windows to side aspect, modern fitted kitchen, door leading to:-

**UTILITY ROOM** 13' 5" x 6' 7" (4.09m x 2.01m) Double glazed window to side aspect, double glazed door leading to rear garden, double glazed veranda.

**SITTING ROOM** 17' 3" x 15' 3" (5.26m x 4.65m) Double glazed window to side aspect, ornate ceiling rose, picture and dado rail, feature fireplace, radiator, original wood flooring, windows and French doors leading to wine cellar.

**SUMMER ROOM** 25' 5" x 5' 2" (7.75m x 1.57m) Velux window to rear aspect, windows to rear aspect, French doors leading to rear garden.

**FIRST FLOOR LANDING** Double glazed Velux window, ceiling rose, radiator, stairs leading to second floor, doors leading to:-

**MASTER BEDROOM** 16' 10" x 14' 10" max (5.13m x 4.52m) Double glazed window to rear aspect with views towards Langstone Harbour, ceiling rose, cast iron fireplace, radiator, door leading to:-

**WALK IN WARDROBE** Double glazed window to rear aspect, hanging rails.

**EN-SUITE** Obscure double glazed window to side aspect, shower cubicle with shower inset, vanity wash hand basin, low level WC, radiator.

**BEDROOM TWO/STUDY** 17' 8" x 12' 1" (5.38m x 3.68m) Double glazed windows to front, rear and side aspects, radiator.

**BEDROOM THREE** 15' 5" into bay x 13' 10" max (4.7m x 4.22m) Double glazed window to front aspect, cast iron fireplace, original fitted cupboard, radiator.

**BEDROOM FOUR** 11' 5" into bay x 10' 3" max (3.48m x 3.12m) Double glazed window to front aspect, cast iron fireplace, original fitted cupboard, radiator.

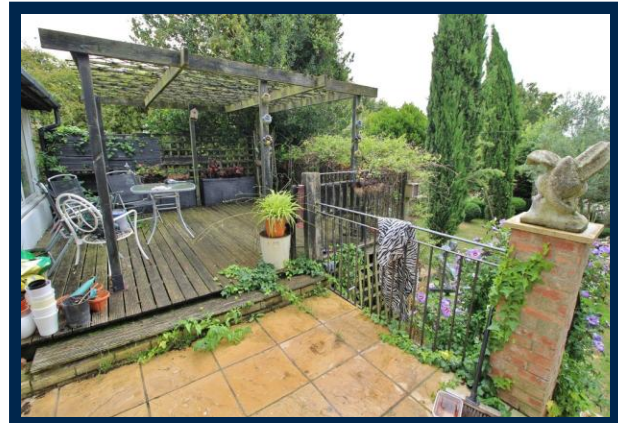
**BATHROOM** Obscure double glazed window to side aspect, panel enclosed corner bath, low level WC, wash hand basin, radiator.

**LOFT ROOM** 23' max x 8' 5" (7.01m x 2.57m) Double glazed window to front aspect with views towards Langstone Harbour, double glazed Velux window to side aspect.

**OUTSIDE** Front driveway providing off road parking, access to garage. Well established rear garden offers vegetable patch, various range of fruit trees, lawn area, seating area, pond, pergola with decked area.



Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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