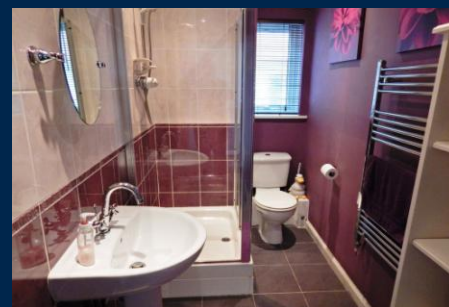




OIEO £475,000 Freehold



50 St Matthews Road  
Cosham  
Portsmouth  
PO6 2DL

- Four Double Bedrooms
- Garage & Off Road Parking
- South Facing Rear Garden
- En-Suite To Master Bedroom

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

“Jeffries are delighted to offer for sale this four double bedroom detached family home situated on the prime hill slope location of St Matthews Road, Cosham. Boasting an impressive entrance hall, two large reception rooms, downstairs shower room, en-suite facilities to master bedroom, an integral garage with ample off road parking, a southerly aspect rear garden and panoramic views from the two bedrooms at the rear of the house. An internal inspection is highly recommend to fully appreciate the size of the accommodation on offer. To arrange your accompanied viewing, please contact Jeffries on 023 9237 3341.”

**Lee Unsworth, Sales Manager, Drayton Office**

**ENTRANCE PORCH**

**ENTRANCE HALL** 17' 11" x 8' 4" (5.46m x 2.54m)

**LOUNGE** 17' 10" x 12' 10" (5.44m x 3.91m)

**DINING ROOM** 15' 11" x 10' 10" (4.85m x 3.3m)

**KITCHEN** 14' 2" x 10' 10" (4.32m x 3.3m)

**SHOWER ROOM** 11' 2" max x 4' 7" (3.4m x 1.4m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 16' 2" x 11' 5" (4.93m x 3.48m)

**EN-SUITE** 8' 7" x 3' 10" (2.62m x 1.17m)

**BEDROOM TWO** 14' 2" x 12' 8" max (4.32m x 3.86m)

**BEDROOM THREE** 11' 9" x 10' 11" (3.58m x 3.33m)

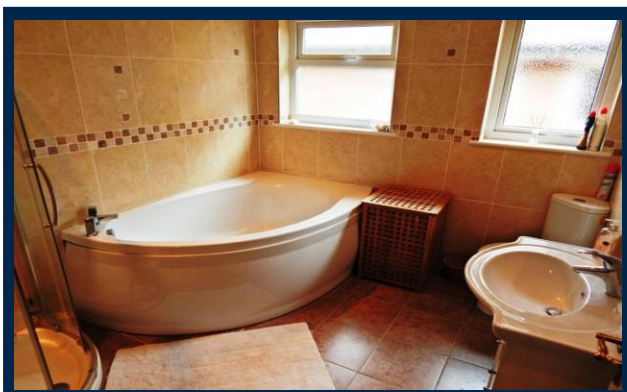
**BEDROOM FOUR** 13' 1" x 8' 8" (3.99m x 2.64m)

**BATHROOM**

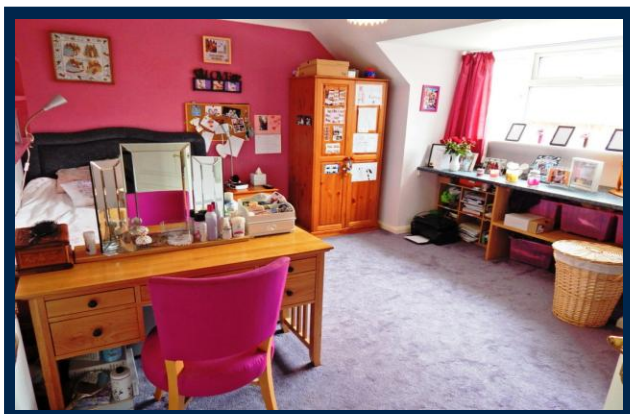
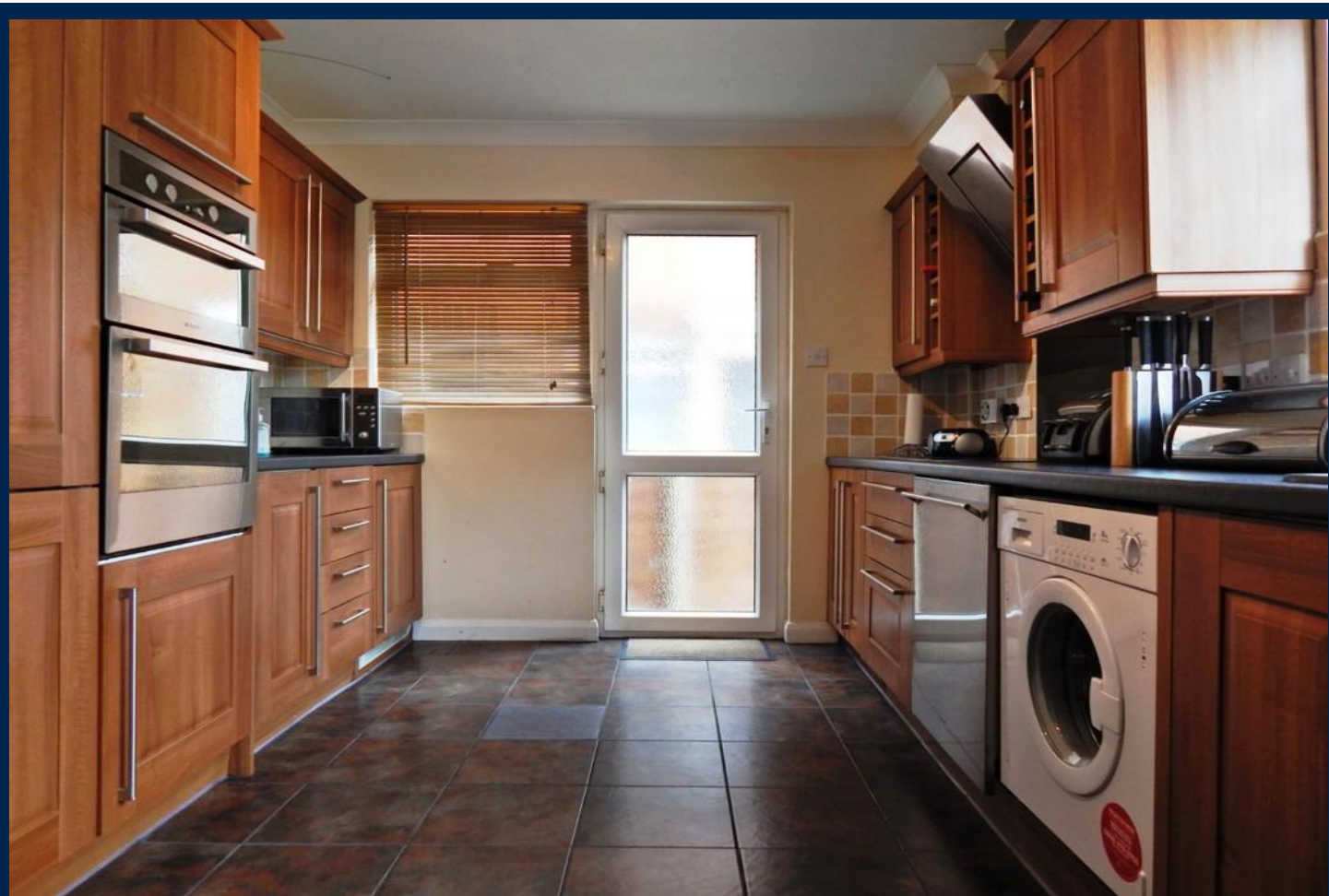
**INTEGRAL GARAGE**

**REAR GARDEN** South facing with views.

**FRONT GARDEN**

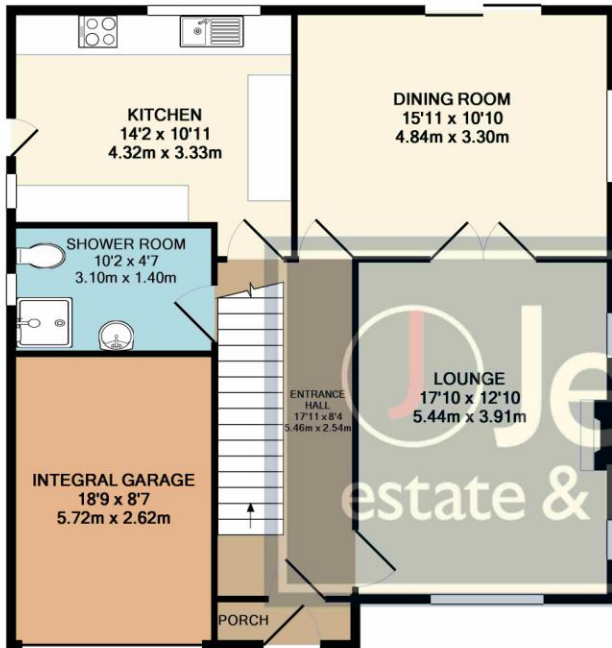


Free solicitor quotes available on request

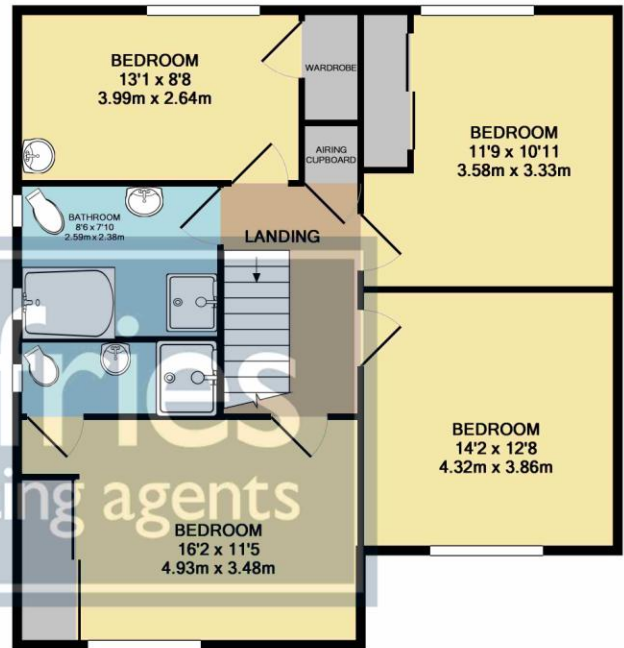


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None 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

Visit our 'Graham Jeffries Mortgage Desk'



GROUND FLOOR  
APPROX. FLOOR  
AREA 925 SQ. FT.  
(85.9 SQ. M.)

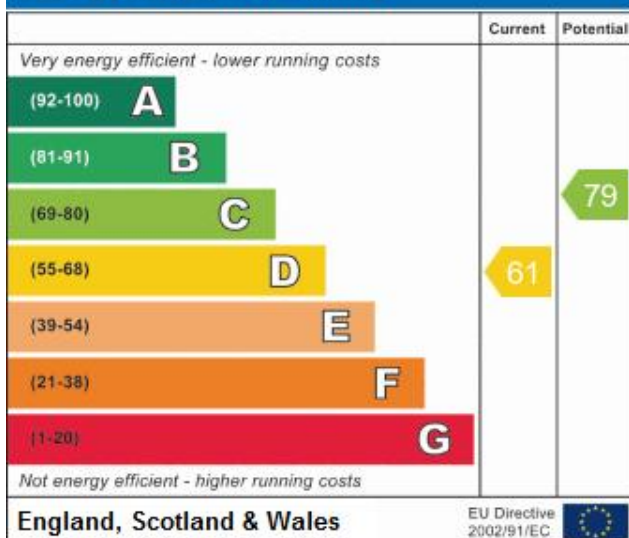


1ST FLOOR  
APPROX. FLOOR  
AREA 894 SQ. FT.  
(83.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1819 SQ. FT. (169.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

