

# WINDSOR ROAD

COSHAM | PORTSMOUTH | PO6 2TG



£350,000  
FREEHOLD

- Three Bedroom Semi-Detached Home
- Contemporary Style Living
- Kitchen/Breakfast Room
- Short Walk to Cosham High Street & Station
- South Facing Rear Garden
- Garage/Utility Room Plus Store
- Living Room With Conservatory
- Off Road Parking



## In Brief

We are delighted to offer for sale this contemporary semi-detached home situated in the heart of Cosham, within walking distance to Cosham Train Station and Cosham High Street.

The property has been updated throughout by the current owners and in brief the accommodation comprises; modern fitted kitchen/breakfast room, downstairs cloakroom, and the spacious living room with bi-fold doors opening out to the conservatory.

On the first floor you will find three good sized bedrooms along with the family bathroom. Bedroom two offers a mezzanine level along with a walk in wardrobe.

Outside, to the rear, is the South Facing, fence enclosed garden which offers a good degree of privacy. The garden is mainly laid to lawn with a decking area and block paved patio adjoining the rear of the house, perfect for entertaining. There is courtesy door to the garage which includes a utility area along with an additional store.

With off road parking to the front, we anticipate interest to be high, please contact us at your earliest convenience to arrange a viewing.

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## KEY FACTS

Council Tax Band - C

EPC Rating - TBC

Approximate Internal Area = 1165 Sq Ft



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## Windsor Road, Cosham

Approximate Gross Internal Area = 108.1 sq m / 1165 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.4 sq m / 15 sq ft  
 Total = 109.6 sq m / 1180 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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