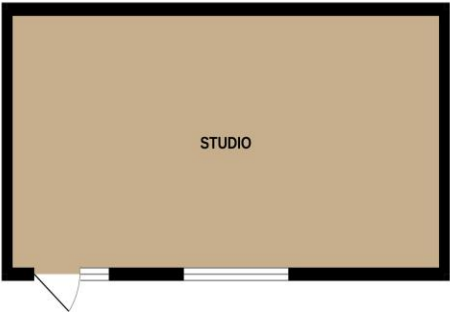


GROUND FLOOR
767 sq.ft. (71.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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.
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Energy performance certificate (EPC)

1, Second Avenue Cosham PORTSMOUTH PO6 3JB	Energy rating D	Valid until: 5 February 2027
		Certificate number: 8702-3864-2929-7407-4233

Property type	Semi-detached house
Total floor area	103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

1 Second Avenue
Cosham, Portsmouth PO6 3JB

Price: £350,000

DESCRIPTION

Deceptively spacious and with ample off road parking this THREE BEDROOM SEMI DETACHED Property is located on the outskirts of Cosham in Portsmouth. Internally the property has a spacious feel and downstairs consists of a 21’ Fitted kitchen/diner and separate lounge. Upstairs you will find three well proportioned bedrooms for a growing family and a bathroom. Outside in your private and secluded west facing rear garden there are a couple of additional gems in the form of a 23ft studio with power and light and an additional home gym or outside store. Additional benefits come in the form of off road parking for multiple vehicles and the property is double glazed and gas central heated. On leaving the property you able to take a short stroll to Cosham high street with its eclectic mix of shops and cafes as well as the train station.

ACCOMMODATION

KITCHEN/DINER: 21' 9" x 12' 5" Narrowing to 9'2" (6.62m x 3.78m)

LOUNGE: 14' 1" x 10' 0" (4.29m x 3.05m)

FIRST FLOOR

BEDROOM 1: 14' 1" x 10' 0" (4.29m x 3.05m)

BEDROOM 2: 9' 3" x 9' 3" (2.82m x 2.82m)

BEDROOM 3: 12' 6" x 6' 0" (3.81m x 1.83m)

BATHROOM: 6' 0" x 5' 7" (1.83m x 1.70m)



OUTSIDE

REAR GARDEN

STUDIO: 23' 8" x 11' 9" (7.21m x 3.58m)

GYM/STORE ROOM: 9' 8" x 9' 5" (2.94m x 2.87m)

DRIVEWAY

