

£340,000

BRYSON ROAD, COSHAM, PORTSMOUTH, PO6 3NU



- Three Bedrooms
- Entrance Hall
- Lounge
- Dining Room
- Modern Fitted Kitchen
- Refitted First Floor Shower Room
- Double Glazing
- Gas Central Heating
- Double Garage/Workshop
- Enclosed Rear Garden

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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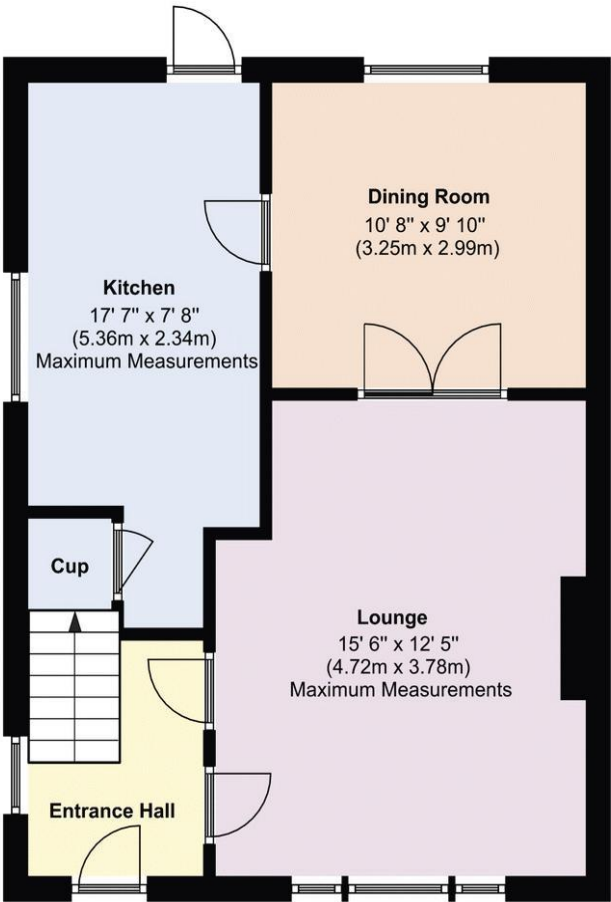
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Property Reference: P2720

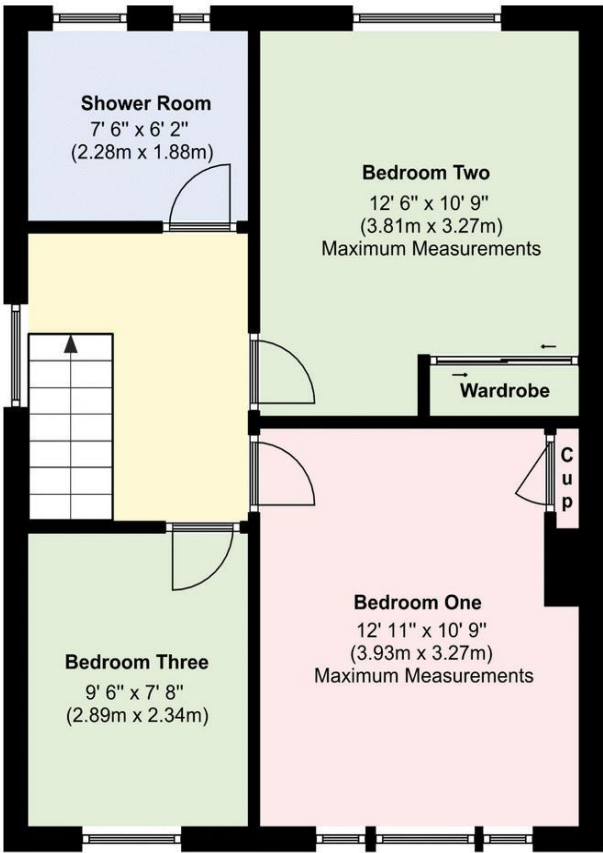
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



Ground Floor



First Floor

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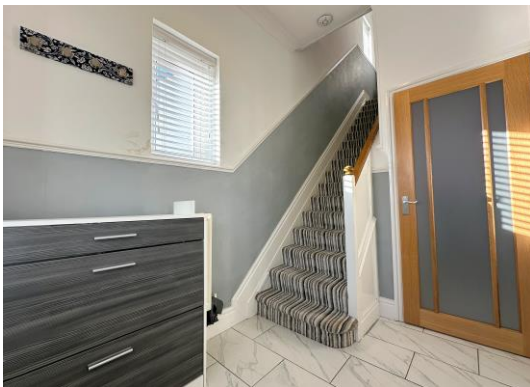


The Accommodation Comprises:-

Double glazed composite front door into:

Entrance Hall:-

Double glazed window to side elevation, stairs to first floor, tiled floor and flat ceiling. Door to:



Lounge:-

15' 6" x 12' 5" (4.72m x 3.78m) Maximum Measurements

Three double glazed windows to front elevation, two radiators, feature fireplace, picture rail and flat ceiling. Double opening glazed doors to:



Dining Room:-

10' 8" x 9' 10" (3.25m x 2.99m)

Double glazed window to rear elevation overlooking the garden, radiator, space for table and chairs, picture rail and flat ceiling. Door to:



Kitchen:-

17' 7" x 7' 8" (5.36m x 2.34m) Maximum Measurements

Double glazed window to side elevation, matching range of modern base and eye level gloss finish units, worksurface, one and a half bowl sink unit with extendable mixer tap, gas hob with extractor over, built-in eye level oven with built-in microwave above, built-in fridge/freezer, integrated dishwasher and washing machine, matching cupboard housing gas central heating boiler, under stairs storage cupboard, modern vertical radiator, wall lights, tiled floor, flat ceiling with spotlighting inset and double glazed door leading to rear garden.

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First Floor Landing:-

Double glazed window to side elevation, dado rail, flat ceiling and access to loft. Doors to:

Bedroom One:-

12' 11" x 10' 9" (3.93m x 3.27m) Maximum Measurements

Three double glazed windows to front elevation, built-in cupboard, radiator and flat ceiling.



Bedroom Two:-

12' 6" x 10' 9" (3.81m x 3.27m) Maximum Measurements

Double glazed window to rear elevation overlooking the garden, mirror fronted doors to built-in wardrobe, radiator and textured ceiling.



Bedroom Three:-

9' 6" x 7' 8" (2.89m x 2.34m)

Double glazed window to front elevation, radiator and textured ceiling.

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Shower Room:-

7' 6" x 6' 2" (2.28m x 1.88m)

Two obscured double glazed windows to rear elevation, suite comprising: walk-in mains shower cubicle, wall hung vanity unit with wash hand basin inset and mixer tap, close coupled WC, tiled walls, chrome heated towel rail, tiled floor and flat ceiling with spotlighting inset.



Outside:-

Front laid mainly to lawn, with brick retaining wall and wrought iron gate. Side access leads to:

Garage/Workshop:-

Double opening barn doors, power and light connected, potential to convert into office/studio with bathroom, single glazed window and courtesy door to garden.

Rear Garden:-

Enclosed, mainly laid to lawn, shrubs and plants to borders, trees, access to garage via courtesy door, outside toilet and two storage cupboards.



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