

Offers in excess of £365,000

SALISBURY ROAD, COSHAM, PORTSMOUTH, PO6 2PL



- Three Bedrooms
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Modern Shower Room
- Lean-To & Downstairs Cloakroom
- Double Glazed Windows
- Gas Central Heating
- Enclosed West Facing Rear Garden
- Detached Garage/Workshop
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

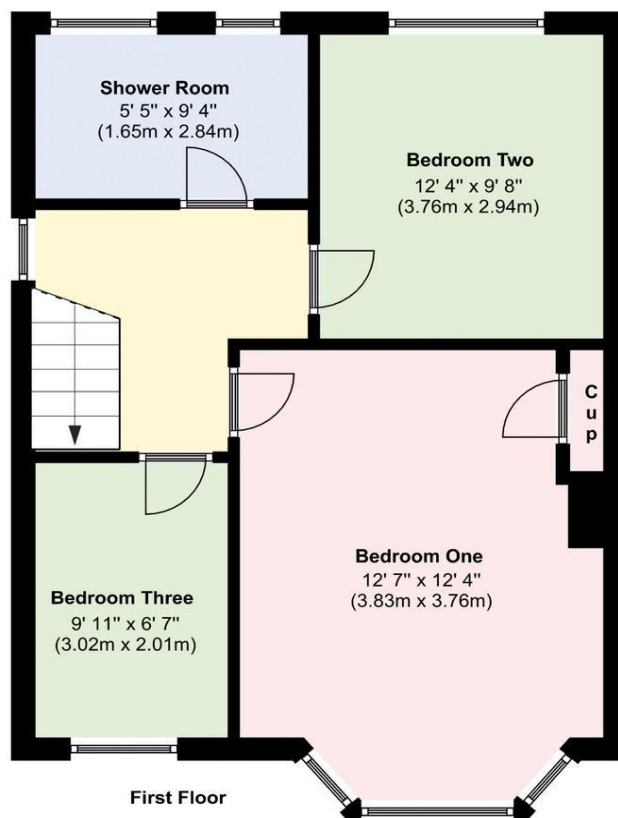
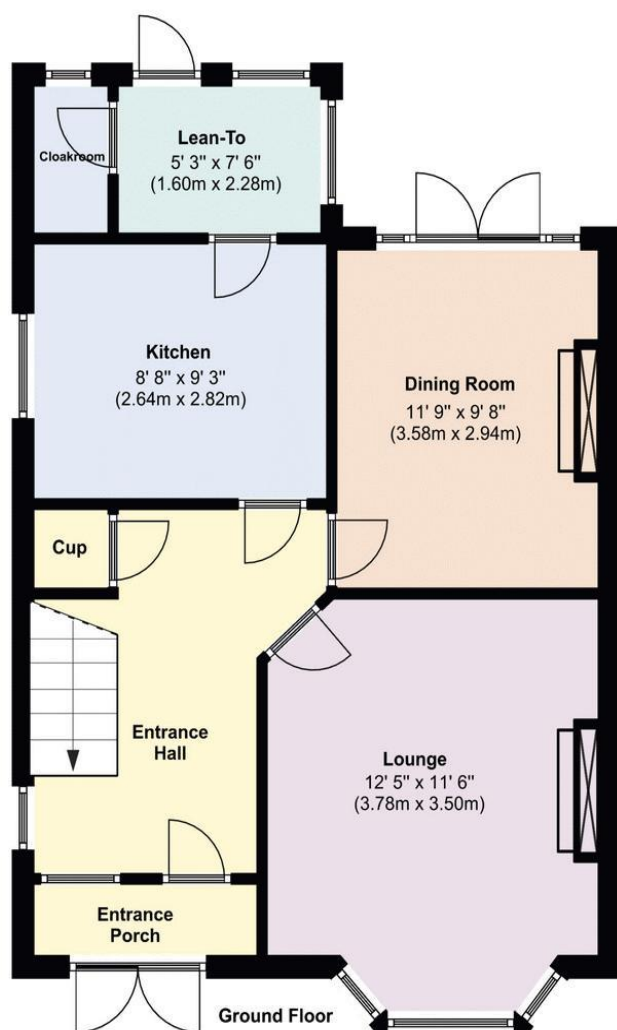
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2727

Council Tax Band: C

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



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Accommodation Comprises:-

UPVC double glazed doors to:

Entrance Porch:-

Quarry tiled flooring and further part glazed wooden door to:

Entrance Hallway:-

Opaque window to side elevation, stairs to first floor, under stairs storage cupboard housing gas central heating boiler, radiator and coving to flat ceiling. Doors to:



Lounge:-

12' 5" x 11' 6" (3.78m x 3.50m)

UPVC double glazed bay window to front elevation, TV aerial point, radiator, feature fireplace with gas wood burner inset, tiled hearth and wooden mantle above, picture rail and coving to flat ceiling.



Dining Room:-

11' 9" x 9' 8" (3.58m x 2.94m)

UPVC double doors with matching side panels overlooking and accessing the covered seating area and garden, space for table and chairs, radiator, wall mounted glass display unit, picture rail and coving to flat ceiling.



Kitchen:-

8' 8" x 9' 3" (2.64m x 2.82m)

UPVC double glazed window to side elevation, fitted range of matching base and eye level storage units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and concealed extractor over, radiator, space for fridge/freezer and flat ceiling with spotlighting inset. Part glazed door to:

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Lean-To:-

5' 3" x 7' 6" (1.60m x 2.28m)

Windows and UPVC part double glazed door overlooking and accessing the garden, power connected and space and plumbing for washing machine. Internal door to:



Cloakroom:-

Opaque UPVC double glazed window to rear elevation, high level WC, wash hand basin with tiled splashback and quarry tiled flooring.

First Floor Landing:-

Opaque window to side elevation, built-in storage cupboard, flat ceiling and access to loft via fitted ladder. Doors to:



Bedroom One:-

12' 7" x 12' 4" (3.83m x 3.76m)

UPVC double glazed bay window to front elevation, radiator, built-in storage cupboard and flat ceiling.



Bedroom Two:-

12' 4" x 9' 8" (3.76m x 2.94m)

UPVC double glazed window to rear elevation overlooking the garden, radiator, built-in wardrobe and flat ceiling.

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Bedroom Three:-

9' 11" x 6' 7" (3.02m x 2.01m)

UPVC double glazed window to front elevation, radiator and flat ceiling.



Shower Room:-

5' 5" x 9' 4" (1.65m x 2.84m)

Two opaque UPVC double glazed windows to rear elevation, modern suite comprising: double width walk-in shower cubicle with Triton mains shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, two chrome heated towel rails, tiled walls, an additional electric heater, extractor and flat ceiling with spotlighting inset.



Outside:-

Front garden is currently laid to lawn with retaining wall, potential for off street parking (STPP) and wooden gate then leads to rear garden. Side access leads to detached brick built garage/workshop with up and over door and side courtesy door.



Rear Garden:-

Enclosed, west facing, covered seating area, remainder laid to lawn and shrub borders.

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