



41 Wadham Road
Portsmouth, PO2 9ED
Guide Price £300,000

cogroves
Sales, Rentals and Block Management

41 Wadham Road, Portsmouth, PO2 9ED

We are pleased to offer for sale this spacious 3 bedroom family home with southerly facing rear garden. Offered with an array of period features including fireplaces, coved ceilings, ceiling roses, pictures rails and stained glass windows. The property is very clean and tidy but does require some updating. The accommodations comprising 3 double bedrooms, 3 reception rooms, fitted kitchen, utility room, conservatory, first floor shower room with separate WC.

Entrance Hall

Stained glass front door, decorative coving, ceiling rose, dado rail, two radiators, stairs to first floor, under stairs storage cupboards housing meters.

Lounge

16'3 into bay x 12'8 (4.95m into bay x 3.86m)

Double glazed bay window to front, decorative coving, central ceiling rose, fireplace, radiator, picture rail.

Dining Room

12'3 x 10'6 (3.73m x 3.20m)

Coved ceiling with central ceiling rose, picture rail, built in dresser unit, fireplace, radiator, opening to kitchen, double doors to utility room.

Kitchen

8'10 x 7'4 (2.69m x 2.24m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards, double oven, hob, extractor, integrated fridge, part tiled walls, tiled flooring, window to side.

Utility Room

8'1 x 5'1 (2.46m x 1.55m)

Plumbing for washing machine with worktop over, tiled flooring, double glazed door to rear leading to garden.

Family Room

14'9 x 10'8 (4.50m x 3.25m)

Coal effect gas fire, coved ceiling, central ceiling rose, picture rail, radiator, stained glass windows and door to conservatory.

Conservatory

6'5 x 11'2 (1.96m x 3.40m)

Tiled flooring, double glazed windows and doors to garden.

First Floor Landing

Dado rail, coved ceiling, storage cupboard, hatch to loft.

Bedroom 1

16' into bay x 16'7 (4.88m into bay x 5.05m)

Double glazed bay window to front, coved ceiling, picture rail, radiator, fireplace, built in cupboard.

Bedroom 2

14'9 x 10'8 (4.50m x 3.25m)

Double glazed window to rear, picture rail, radiator, fireplace, built in cupboard, range of fitted bedroom/study furniture.

Bedroom 3

12'4 x 10'7 (3.76m x 3.23m)

Double glazed window to rear, picture rail, radiator, fireplace, built in cupboard.

Shower Room

5'4 x 7'5 (1.63m x 2.26m)

Shower cubicle, wash hand basin, part tiled walls, heated towel rail, double glazed window to side, wall mounted Worcester gas boiler.

Separate WC

3'3 x 5'2 (0.99m x 1.57m)

WC, dado rail, double glazed window to side.

Southerly Facing Garden

Enclosed rear garden with walled and fenced boundaries, laid to lawn, mature shrub and flower borders.

Additional Information

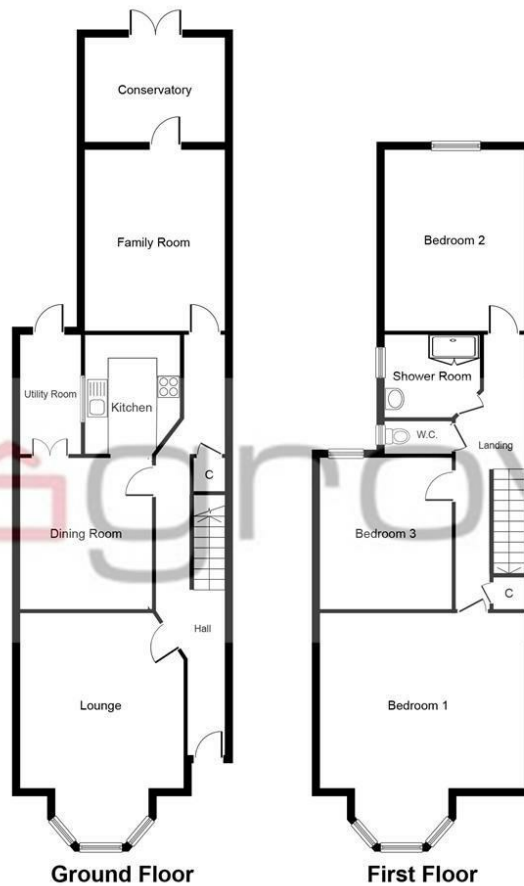
Tenure - Freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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