



6 Wisborough Road
Southsea, PO5 2RE

Asking Price £325,000

co **groves**

Sales, Rentals and Block Management

6 Wisborough Road, Southsea, PO5 2RE

BEAUTIFULLY PRESENTED 3 BEDROOM HOME LOCATED SOUTH OF ALBERT ROAD WITH 48' REAR GARDEN. The accommodation comprises 3 bedrooms, good size lounge, attractive double aspect kitchen/breakfast room opening onto garden. Ground floor bathroom, ensuite shower room to master bedroom. Other benefits include double glazing & gas central heating. Positioned close to Albert Road offering an array of bars, restaurants, cafes, coffee shops, supermarkets and bus routes. Palmerston Road, Southsea Seafront and Canoe Lake are also within a short walk.

Entrance Hall

Double glazed front door to hall, decorative arch, laminate flooring, radiator, meter cupboard, stairs to first floor with understairs storage cupboard with plumbing for washing machine.

Lounge

16'1 x 10' (4.90m x 3.05m)
Double glazed window to front, feature fireplace, laminate flooring, spotlights, radiator, meter cupboard.

Kitchen/Breakfast Room

19'5 x 8'1 (5.92m x 2.46m)
Beautifully presented double aspect room with single drainer sink unit with wall and base cupboards, built in oven, hob, extractor, integrated dishwasher, space for fridge freezer, laminate flooring, radiator, spotlights, two double glazed windows to side and double glazed doors opening onto garden.

Bathroom

7'1 x 9'9 (2.16m x 2.97m)
Good size family bathroom comprising bath with shower attachment, shower screen, wash hand basin, WC, tiled flooring, part tiled walls, heated towel rail, extractor, double glazed window to rear.

First Floor Landing

Double glazed window to side, hatch to loft with drop down ladder.

Bedroom 1

11'5 x 13' (3.48m x 3.96m)
Double glazed window to front, radiator.

Ensuite Shower Room

9'5 x 2'5 (2.87m x 0.74m)
Shower cubicle, wash hand basin, WC, part tiled walls, extractor.

Bedroom 2

9'9 x 8'8 (2.97m x 2.64m)
Double glazed window to rear, radiator.

Bedroom 3

10'7 x 8'1 (3.23m x 2.46m)
Double glazed window to rear, radiator.

Garden

48' x 14' (14.63m x 4.27m)
Good sized enclosed rear garden with walled and fenced boundaries, laid out in three sections including lawn, decking and patio area. Shrub, tree and flower borders, timber shed, outside tap.

Additional Information

Tenure - Freehold

Council Tax - Band B

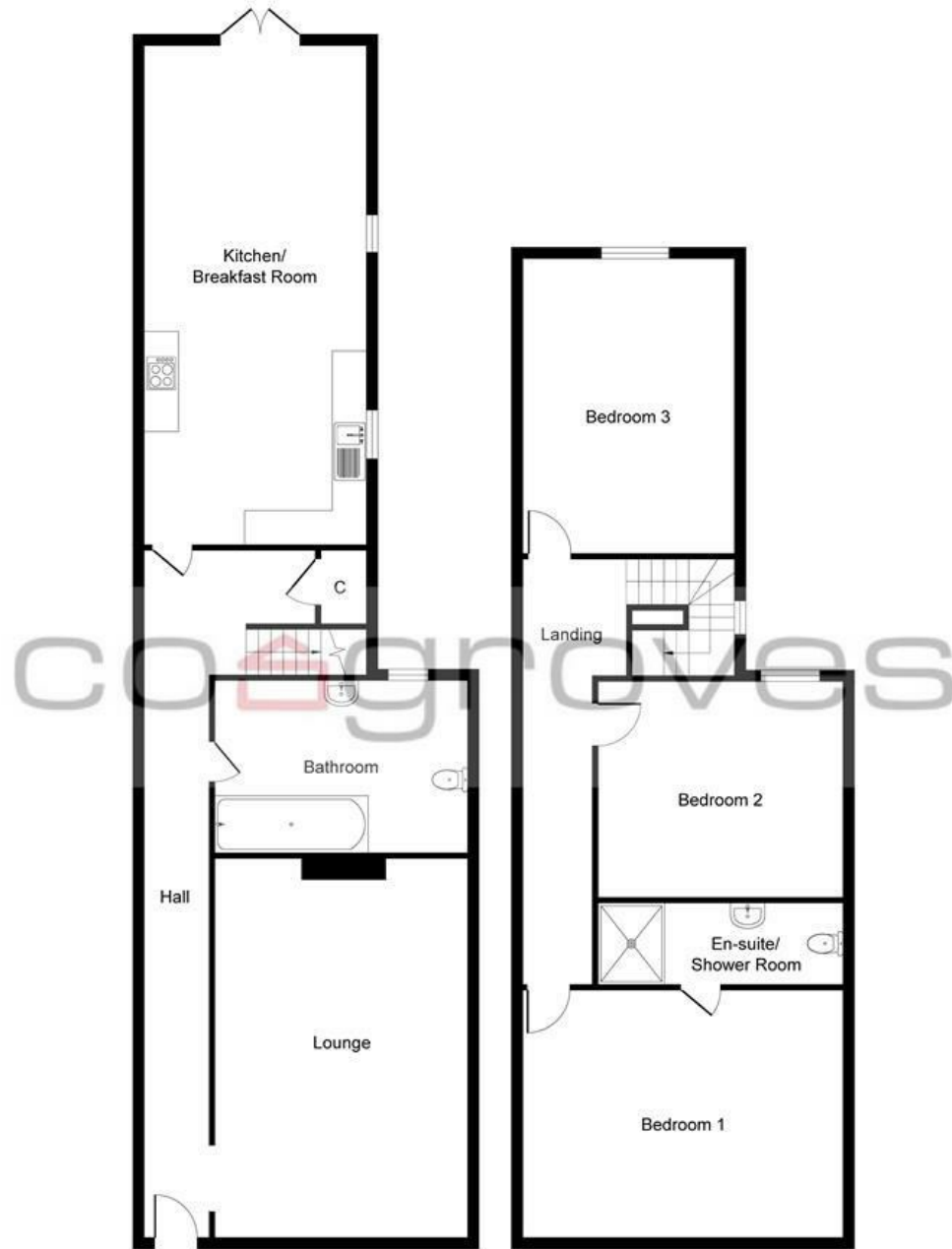
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





Ground Floor
First Floor
Wisborough Road, Southsea, PO5 2RE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

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.

Copyright V360 Ltd 2025 | www.houseviz.com

