



13 Mulberry Lane, Cosham, Hampshire, PO6 2QU

TOWN & COUNTRY  
SOUTHERN

- £625,000 Freehold
- An Imposing Detached Family Residence
- 3 Double Bedrooms & 2 Reception Rooms
- Wedge Shaped Gardens
- Integral Garage
- Nor Forward Chain
- Close To Schools & Amenities

A detached family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, commutable road links and within the catchment of both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over two floors and comprises: hallway, cloakroom, 17' living room, dining room leading to kitchen and integral garage on the ground floor with three double bedrooms and a large shower/wet room on the first floor. The property has scope for extension and improvements however is offered with gas fired central heating, double glazing, fitted floor coverings and no forward chain. Set back from the road the property has vehicular access to the integral garage and off road parking, a side southerly facing garden which wraps to the rear of the property to a wedge shaped garden. Early internal viewing of this impressive, detached home is strongly recommended in order to appreciate not only the accommodation but also the location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction taking the sixth road on the left-hand side into Mulberry Lane where No.13 can be found a short distance along on the left-hand side.



**ENTRANCE:** Brick retaining wall with panel fence over, wrought iron gates leading to hard standing to front of garage, to the left hand side of the property is fence panelling and tall lantern style light, side pedestrian gateway, to the right hand side of the driveway is a lawned garden with angled fence panelling leading round to the side of the property with Magnolia tree, shrubs, bushes and patio area, covered porch with plaque depicting house name, main front door with original leadlight stained glass panel and matching panel to one side leading to:

**HALLWAY:** Balustrade staircase rising to first floor, two louvre doored cupboards one housing electric meter, double radiator, ceiling coving, picture rail, doors to primary rooms, central heating control switch and alarm panel.

**LIVING ROOM:** 17'3" into bay window x 13'5" Wood framed double glazed leadlight windows with stained glass upper panels to front aspect, double radiator, central chimney breast with wood surround fireplace, granite inlay and hearth, high skirting boards, corner recessed arched shelf, ceiling coving, double glazed leadlight window to side aspect.

**CLOAKROOM:** Low level w.c., wash hand basin with tiled splashback and cupboards under, radiator, frosted window to side aspect, extractor fan, high level storage cupboard.

**DINING ROOM:** 17'1" x 15'2" maximum, decreasing to 9'8" Wood framed double glazed windows to rear aspect overlooking garden with upper lead light stained glass panels, ceiling coving, arched opening leading to kitchen, double radiator, bay window to side aspect with wood surround double glazed central doors and matching windows to either side and over leading to rear garden.

**KITCHEN:** 13'10" maximum x 8'10" maximum. Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, plumbing for dishwasher, double glazed window to rear aspect overlooking garden with double glazed door to one side, vinyl tiled flooring, radiator, inset four ring electric hob with extractor hood, fan and light over and cupboards under, tiled splashback, eye-level double oven and grill with drawers under and storage cupboard over, plumbing for washing machine, space for fridge and freezer, L shaped work surface with cupboards over and under, recessed shelving, textured ceiling, spotlights.

**FIRST FLOOR:** Mezzanine landing with double glazed leadlight window to front aspect, primary landing with balustrade, ceiling coving, doors to primary rooms, built-in cupboard housing boiler supplying domestic hot water and central heating (not tested) shelving over, walk-in storage cupboard with range of shelving and window to side aspect.

**BEDROOM 1:** 17'3" into bay window x 13'5" maximum. Wood surround double glazed window to front aspect, double radiator, double glazed windows to side aspect with blinds, ceiling coving, central chimney breast with recess, built-in louvre doored wardrobes to either side of chimney breast, wall lights.

**BEDROOM 2:** 12'10" x 11'1" Double glazed window to rear aspect overlooking garden, range of built-in wardrobes to one wall with sliding doors and cupboards over, double radiator.

**BEDROOM 3:** 13'0" x 8'0" Double glazed window to rear aspect overlooking garden, radiator, built-in sliding doored wardrobe to one wall with hanging space and storage cupboards over.

**SHOWER ROOM / WET ROOM:** 7'9" x 7'5" Corner shower cubicle with glazed panels and wall mounted controls, chrome heated towel rail, concealed cistern w.c., vanity unit with wash hand basin, mixer tap and cupboards under, tiled flooring, large mirror with lighting over, built-in cupboard, double glazed frosted window to front aspect, tongue and groove panelling to ceiling with inset lighting and access to loft space.

**OUTSIDE:** To the right-hand side of the property is a lawned garden which is enclosed by fencing, the garden wraps round to the rear of the property, the rear lawned garden is wedge shaped, enclosed by fence panelling with vegetable patch, wooden garden shed, shrubs, evergreens and bushes.

**INTEGRAL GARAGE:** 14'10" x 7'10" Up and over door, gas meter, range of shelving, side pedestrian door.

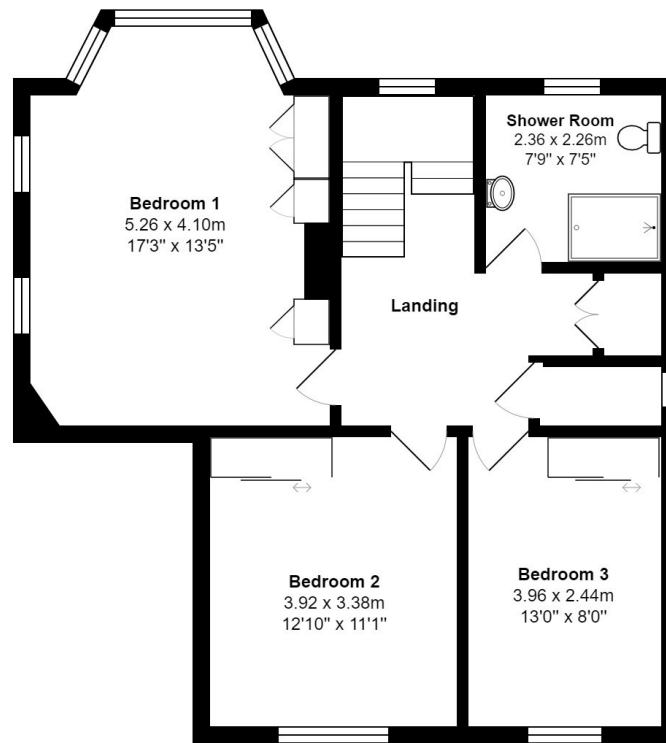
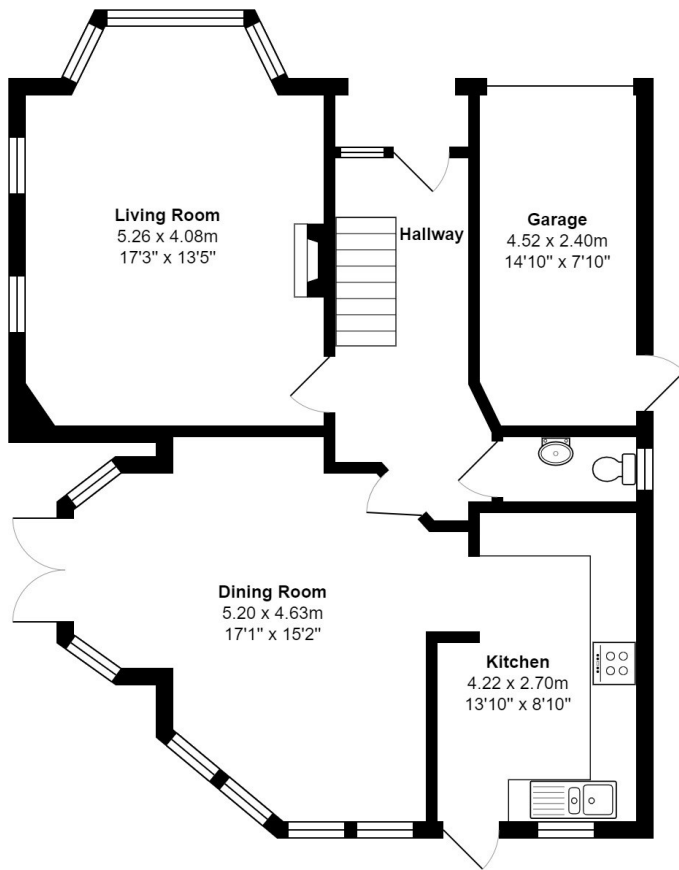
**AGENTS NOTES:**

Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](http://Fibre Checker (openreach.com))

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk)))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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