



Minerva, 25 Court Lane, Cosham, Hampshire, PO6 2LQ

TOWN & COUNTRY
SOUTHERN



An Impressive Detached 1930's Built
Corner Residence

Four Bedrooms & Separate Study /
Two Bathrooms

Open Plan Kitchen / Diner with
Vaulted Ceiling

Garage & Car Parking Facilities

No Forward Chain

An impressive 1930's built, corner family home which is located in a popular residential location, within easy access of local shopping amenities, bus routes, commutable road and rail links, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to

confirmation). The accommodation is arranged over three floors and comprises: hallway, sitting room, shower room, family room/dining room opening into a large L shaped kitchen/breakfast room and utility room on the ground floor. On the first floor are three bedrooms, family

bathroom and separate study with a further bedroom on the top floor. Located on a corner plot the property has wrap around gardens on three sides, off road parking to the front, gated car parking to the rear, a garage and garden room/BBQ area.



Offered with gas fired central heating, double glazing, fitted floor coverings throughout and no forward chain, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third road on the left hand side into Court Lane where Minerva, No.25 can be found on corner of Gofton Avenue on the left hand side.

ENTRANCE: Lowered kerb leading to brick paviour driveway with off road parking, pathway to left hand side with pedestrian gate leading to rear garden, lawned front garden with brick retaining wall wrapping round to side and corner of Gofton Avenue, to the right hand side of the property is an arched gateway and wrought iron gate leading to patio area measuring approximately 10' in width and the whole length of the plot, cold water tap.

PORCH: Glass porch, original main front door with leadlight stained glass panels with matching panels to one side and over leading to:



HALLWAY: 15'2" x 8'0" Stripped and stained balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, wooden flooring, radiator with cover over, infinity ceiling, picture rail, panelled doors to primary rooms.

SITTING ROOM: 18'4" x 11'9" Double glazed bow bay window to front aspect overlooking garden with curved radiator under, wooden flooring, infinity ceiling with picture rail, central chimney breast with surround fireplace and hearth with gas point, wall lights, dimmer switches.



FAMILY ROOM / DINING ROOM: 15'1" x 10'10" Square opening leading to kitchen, overall depth of adjoining rooms 27'10". Wooden flooring, central chimney breast with twin double glazed frosted windows to side aspect, recessed dresser with leadlight glazed doors, infinity ceiling, picture rail, wall up-lighters, radiator, square opening leading to:

KITCHEN / BREAKFAST AREA: 22'2" x 18'4" decreasing to 11'8" at narrowest point. L shaped.

Breakfast area: Tiled flooring with underfloor heating, vaulted ceiling with wooden exposed supports, pitched roof with spotlights and two skylight windows, tiled flooring, twin double glazed doors and leadlight windows to either side leading to rear garden, central heating control switch, zoned lighting switches, peninsular style divide with granite work surface leading to Kitchen area: Comprehensive range of wood fronted wall and floor units with granite work surface, inset 1½ bowl sink unit with granite drainer to one side with wine rack under, double glazed window to rear aspect

overlooking garden, corner shelving, integrated Bosch dishwasher with matching door, chrome fronted power points, space for free standing range style cooker with Rangemaster extractor hood, fan and light over, tiled surrounds, free standing Worcester boiler supplying domestic hot water and central heating (serviced annually), matching tiled flooring, door to:

UTILITY ROOM: 8'10" x 6'6" Tall larder style unit, storage units, brushed steel T bar handles, tiled flooring, granite work surface with inset sink unit, mixer tap and cupboards under, washing machine point, double glazed window to side aspect, ceiling spotlights.

SHOWER ROOM: Recessed shower cubicle with sliding panelled door, extractor fan, ceiling spotlights, vanity unit with oval wash hand basin with cupboards under, concealed cistern w.c., tiled splashback, double glazed frosted window to side aspect, chrome heated towel rail, tiled flooring with underfloor heating.

FIRST FLOOR: Landing with balustrade, doors to primary rooms, radiator, door to staircase rising to top floor.

BEDROOM 1: 18'2" into bow bay window x 11'10" maximum. Range of bedroom furniture including built-in wardrobes with brushed steel T bar handles, hanging space and shelving and low level drawers, pelmet lighting over, to the front of the chimney breast is a narrow storage cupboard with drawers under, curved bay window dressing table with drawers under and matching bedside cabinets, ceiling spotlights, radiator, wall lights.



BEDROOM 3: 15'1" x 10'10" Central chimney breast with built-in wardrobe to one side with hanging space and shelving, double glazed window to rear aspect with radiator under, picture rail.

FAMILY BATHROOM: 9'2" x 5'6" White suite comprising: panelled bath with telephone style mixer tap and shower attachment, separate Mira shower over and folding shower screen over, double glazed frosted windows to side aspect, ceramic tiled surrounds, black and white checked flooring, low level w.c., pedestal wash hand basin with mirror fronted medicine cabinet over, radiator with towel rail over, picture rail.

BEDROOM 4: 9'0" x 9'0" Wood laminate flooring, ceiling spotlights, picture rail, dimmer switch, double glazed window to rear aspect, radiator.

HOME OFFICE / STUDY: 8'0" x 4'7" Picture rail, double glazed bay window to front aspect, radiator.

TOP FLOOR: Recessed shelved areas, double glazed frosted window to side aspect, balustrade and steps leading directly into:

BEDROOM 2: 23'2" x 13'0" measurements taken from approximately 3'0" off floor level with eaves to all elevations restricting headroom, central ceiling height approximately 7'8". To the left hand side is a low level double glazed skylight with blinds, fire escape, access to loft storage eaves, radiator, to the left hand side are two matching Velux skylight windows with blinds, wood laminate flooring, range of built-in wardrobes with storage cupboards, chrome power points, second radiator.

OUTSIDE: To the rear is a large patio area and lawned garden with mature shrubs evergreens and bushes.

BBQ / GARDEN ROOM: 10'0" x 7'0" Pitched roof with cladding, ceiling spotlights, side pedestrian door, work surface, tiled flooring, open on two sides with pillared corner, built-in storage cupboard measuring approximately 10'0" x 5'0".

GARAGE: 16'6" x 9'5" Pitched roof with roller shutter door, lighting and power points, side pedestrian door. To the front of the garage, accessible from gates in Gofton Avenue is a hard standing area measuring approximately 19'3" in depth x 12'8" in width, quadruple wooden doors providing vehicular and pedestrian access.

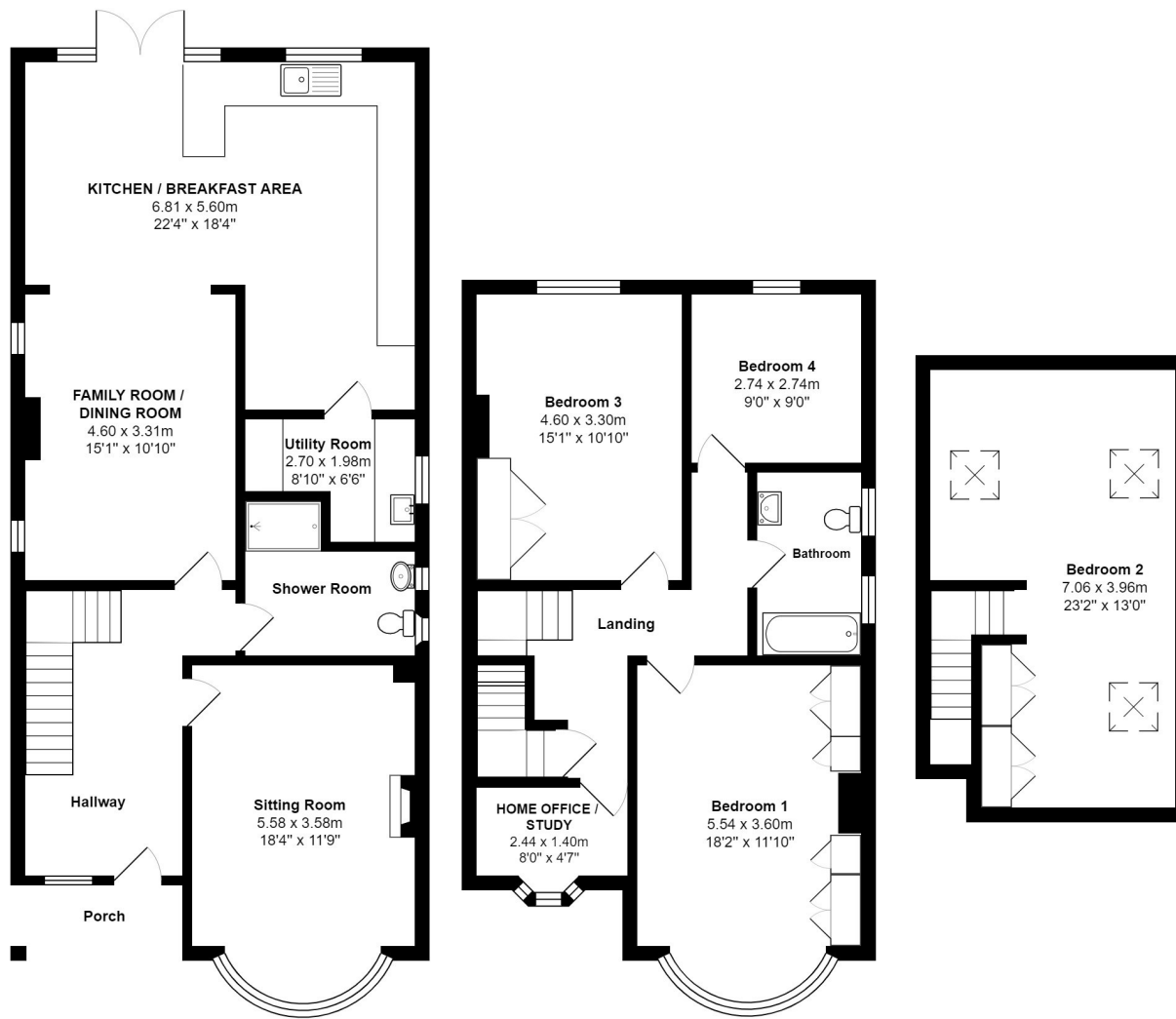
AGENTS NOTES:

Council Tax Band F - Portsmouth City Council

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





Total Area: 183.7 m² ... 1978 ft²

All measurements are approximate and for display purposes only

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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