



27 Mulberry Lane, Cosham, Hampshire, PO6 2QU

TOWN & COUNTRY  
SOUTHERN

- £410,000 Freehold
- 4 Bedroom Semi-Detached Family Home
- Sitting Room & Kitchen Dining Room
- Enclosed Rear Garden
- Integral Garage
- No Forward Chain

A semi-detached home located within a desirable location within easy access of local shopping amenities, bus routes, road and rail links and being in the catchment area of both Court Lane and Springfield Schools (subject to confirmation). The property offers 1309 sq ft of living space arranged over two floors and comprises: hallway, sitting room, dining room/living room, kitchen on the ground floor and four bedrooms and bathroom on the first floor. To the front is a paved forecourt, an integral garage and off road parking for one car. To the rear is an enclosed garden with large wooden shed and gardeners w.c. The property requires some modernisation and is offered with gas fired central heating 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 sixth road on the left hand side into Mulberry Lane where No.27 can be found at the bottom of the Lane on the left hand side.



ENTRANCE: Lowered kerb leading to hardstanding to front of garage measuring approximately 15'2" in depth, front retaining wall and paved forecourt, curved steps and covered porch to main front door.

HALLWAY: Doors to primary rooms.

SITTING ROOM: 13'0" into bay window x 12'0" Double glazed bow bay window to front aspect with built-in shelf and cupboard under, radiator, picture rail, tiled surround fireplace with matching hearth, wall lights.

DINING ROOM / LIVING ROOM: 13'10" x 12'0" Square opening leading to kitchen, opening with staircase rising to first floor, double glazed door to rear garden, radiator, surround fireplace.

KITCHEN: 9'6" x 7'0" Range of wall and floor units, single drainer stainless steel sink unit, washing machine point, double glazed window to side aspect, range of drawer units, gas cooker point, ceramic tiled surrounds.

FIRST FLOOR: Landing, doors to primary rooms, access to loft space.

BEDROOM 1: 13'0" into bay window x 12'0" Double glazed bow bay window to front aspect with storage cupboards below, built-in double doored wardrobe with hanging space and cupboard over, built-in chest of drawers, radiator.

BEDROOM 2: 11'6" x 10'9" Double glazed window to front aspect, range of built-in wardrobes to one wall with cupboards over and dressing table, radiator.

BEDROOM 3: 13'11" x 11'6" decreasing to 4'1" L shaped, built-in storage cupboard with shelving over stairwell, double glazed window to rear aspect overlooking garden with radiator under.

BEDROOM 4: 10'10" x 8'5" Double glazed window to rear aspect overlooking garden with radiator under,

BATHROOM: White suite comprising: panelled bath with mixer tap and shower attachment, wash hand basin with cupboards under, low level w.c., corner shower cubicle with curved panelled doors, tiled surrounds, heated towel rail, double glazed frosted window to rear aspect, chrome heated towel rail, built-in airing cupboard housing Worcester boiler supplying domestic hot water and central heating with immersion tank under (not tested).

OUTSIDE: To the front is a forecourt with off road parking to front of garage. To the rear accessible from the dining room is a paved patio with pathway to left hand side and lawned garden, the garden is enclosed on the right hand side by fence panelling and to the left is a hedge and brick retaining wall, large wooden built shed, range of shrubs, evergreens and bushes.

GARAGE: 18'1" x 7'7" Sliding door to front, high ceiling, recessed storage area, door to rear garden with window to one side.

AGENTS NOTES:

Council Tax Band D - Portsmouth City Council

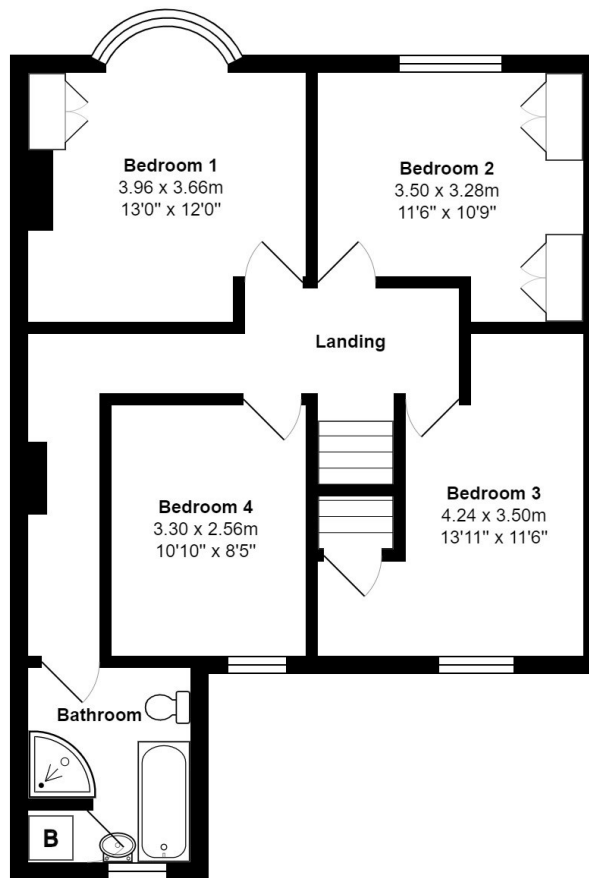
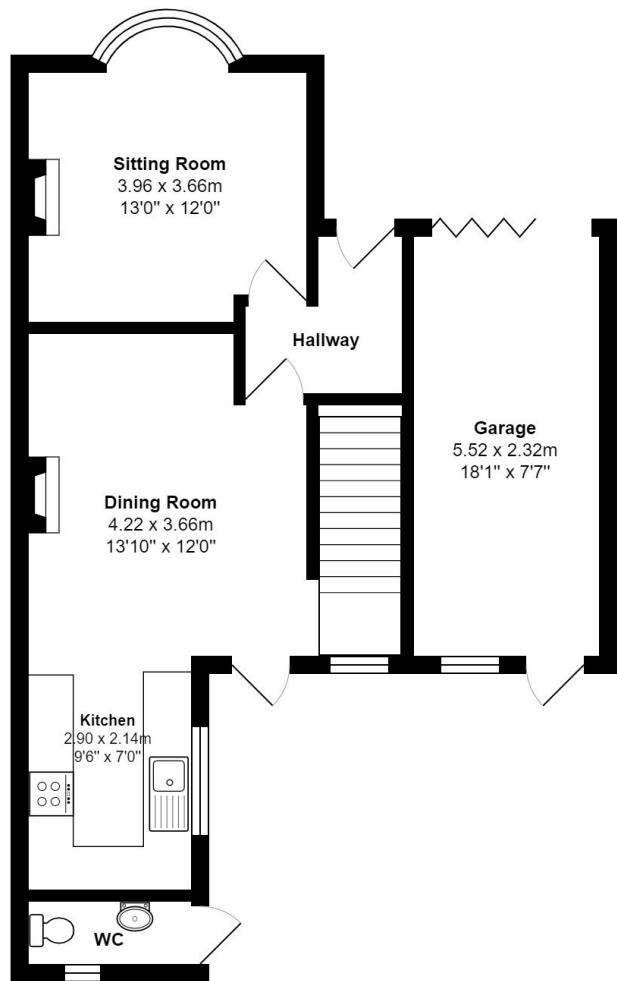
Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](http://www.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: 121.6 m<sup>2</sup> ... 1309 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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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