



11 Edgerly Gardens, Cosham, Hampshire, PO6 2SX

TOWN & COUNTRY
SOUTHERN

- £300,000 Freehold
- 3 Bedrooms
- Open Plan Reception Rooms
- In Need of Modernisation
- No Forward Chain
- Viewing Essential

A 'Jack' style three bedroom, centre of terrace home which is situated in the popular residential area of Cosham, within easy access of location shopping amenities, bus routes, recreation grounds, catchment for local schools (subject to confirmation) and commutable road and rail links. The accommodation is arranged over two floors and comprises: hallway, lounge/dining room leading to sun room with window overlooking rear garden, fitted kitchen, cloakroom, store cupboard and lobby on the ground floor with three bedrooms and family bathroom on the first floor. The property requires modernisation and has the potential to turn the front garden into off road parking for two cars. Offered with no forward chain, early viewing is strongly recommended in order to appreciate not only the accommodation but the location on offer.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the first exit at the roundabout into Northern Road, take the second exit at the next roundabout continuing along Northern Road over the railway bridge, bear left after Cosham Park into Portsmouth Road taking the second road on the right-hand side into Chatsworth Avenue, bear immediately right into The Old Road, turn left into Highbury Grove, then first right into Jasmond Road then left into Edgerly Gardens where No.11 can be found on the left hand side.



ENTRANCE: Low retaining wall to front with pedestrian gate with crazy paved pathway to main front door, mature trees, low retaining walls to either side, key-hole style porch, main front door with glazed panel and matching panels to either side and over leading to:

HALLWAY: Staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator, infinity ceiling, doors to primary rooms, shelving with glazed panels into lounge providing borrowed light.

OPEN PLAN LIVING / DINING ROOM INC SUN ROOM: Overall depth of rooms approx. 38'5"

LIVING ROOM: 15'6" into bay window x 11'2" Double glazed square bay window to front aspect, radiator, infinity ceiling, picture rail, square opening leading to:

DINING ROOM: 12'8" x 14'7" maximum. Door to hallway, infinity ceiling, radiator, door to kitchen, opening to:

SUN ROOM: 10'3" x 7'0" Wood laminate flooring, double glazed window to rear aspect, window to kitchen, polycarbonate glazed roof, wall light.

KITCHEN: 19'3" maximum x 9'10" angled to one end.

Comprehensive range of matching wall and floor units, 1½ bowl stainless steel sink unit, 4 ring gas hob with extractor hood, fan and light over, eye-level double oven with cupboards over and under, ceramic tiled splashback, wall mounted Baxi boiler supplying domestic hot water and central heating (not tested), space and plumbing for washing machine, double glazed frosted window to sun room, double glazed door to lobby with window to one side, space for fridge/freezer.

LOBBY: Door to cloakroom, door to storeroom, polycarbonate glazed roof, door to rear garden.

CLOAKROOM: Double glazed window to side aspect, w.c., hand grip.

STORE CUPOARD: Range of shelving.

FIRST FLOOR: Landing, doors to primary rooms.

BEDROOM 1: 15'6" into bay window x 9'7" Double glazed square bay window to front aspect, radiator.

BEDROOM 2: 12'8" x 11'8" Slight angle to one wall. Double glazed window to rear aspect, triple wardrobe wot one wall housing hot water cylinder, radiator.

BEDROOM 3: 7'11" x 7'11" Double glazed window to front aspect, radiator.

BATHROOM: Coloured suite comprising: panelled bath with hand grips, pedestal wash hand basin with medicine cabinet over, low level w.c., fully ceramic tiled to walls, double glazed window to rear aspect, access to loft space, radiator.

OUTSIDE: To the rear is an enclosed garden with brick retaining walls and fence panelling, crazy paved pathway and shingled areas, mature shrubs and bushes, outside tap.

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

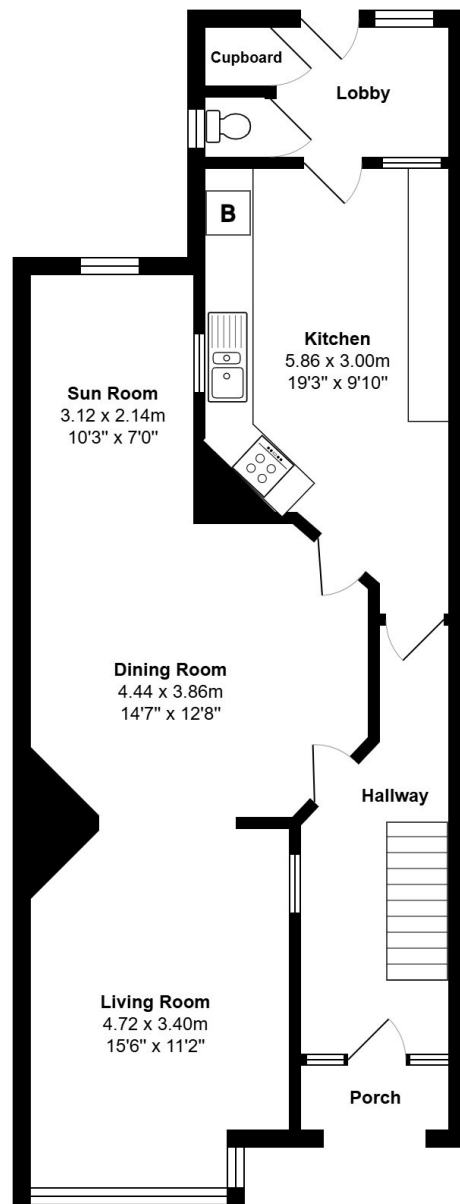
Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to -

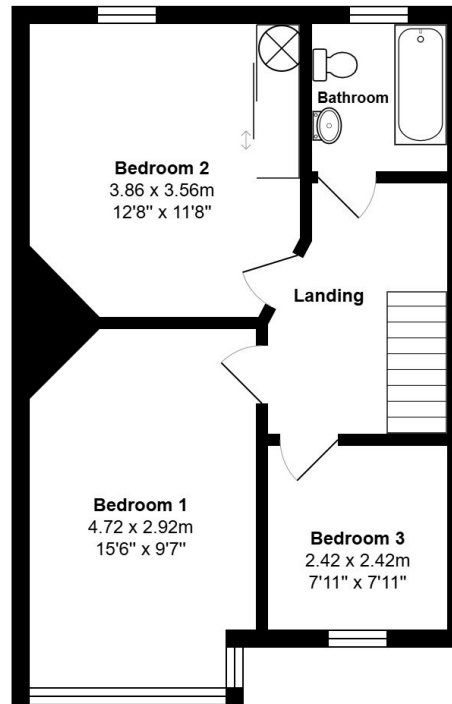
[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)





Total Area: 120.2 m² ... 1294 ft²

All measurements are approximate and for display purposes only



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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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