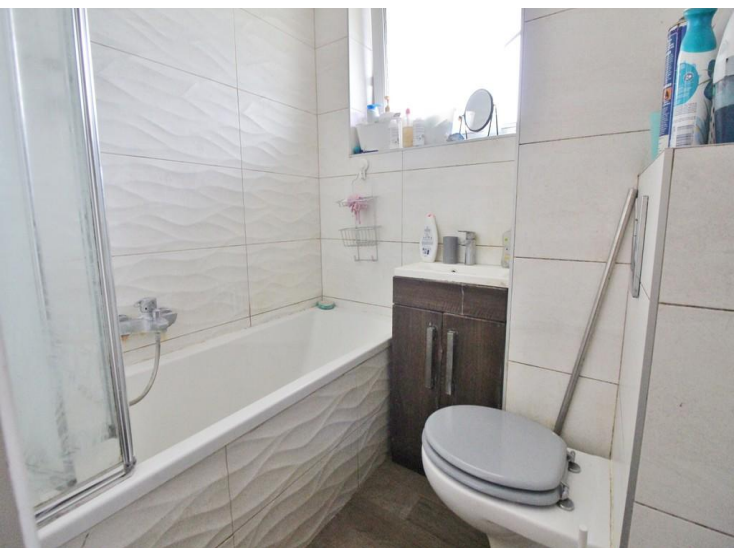


FLAT 15 CORNWALLIS HOUSE CORNWALLIS CRESCENT, PORTSMOUTH, PO1 4DD



£159,995 Leasehold

THREE BEDROOMS! We are pleased to offer for sale this three bedroom, first floor flat located in Cornwallis Crescent, Landport. Accommodation comprises a fitted kitchen, three bedrooms, a family bathroom and a 14ft x 14ft reception room. Added benefits include gas central heating and double glazing. To arrange an internal viewing, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HARDWOOD FRONT DOOR

HALLWAY

PVC double glazed window to front aspect, radiator, open to kitchen, laminate flooring, doors to bathroom, bedroom one, bedroom two, bedroom three and reception room, built in storage.

BEDROOM ONE

14' 5" x 8' (4.39m x 2.44m)

PVC double glazed windows to rear and side aspect, radiator, built in storage.

BEDROOM TWO

10' 9" narrowing to 8'11" x 7' 11" (3.28m x 2.41m)

PVC double glazed windows to rear and side aspect, radiator, laminate flooring.

BEDROOM THREE

11' 5" x 5' 11" (3.48m x 1.8m)

PVC double glazed window to rear aspect, radiator.

RECEPTION ROOM

14' 5" x 14' 5" (4.39m x 4.39m)

PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM

Obscure PVC double glazed window to front aspect, concealed cistern WC, vanity wash basin unit, bath with shower over, stainless steel heated towel rail.

KITCHEN

10' 8" x 7' 9" (3.25m x 2.36m)

Obscure PVC double glazed window to front aspect, range of wall and base units, laminate work surfaces, integral oven, gas hob and extractor over, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, integral oven, glass splash back, plumbing for washing machine, wall mounted Vaillant boiler.

AGENTS NOTE – Council Tax Band A



