



OFFERS OVER
£325,000
175 Hawthorn Crescent
Cosham, PO6 2TJ

We are delighted to welcome to the sales market this well presented, extended three bedroom family home situated in the popular area of Hawthorn Crescent, Cosham. The property is conveniently located within close proximity to schools, local shops, Cosham Railway Station, local parks and road links. The accommodation comprises; entrance hall, lounge, spacious dining room, modern kitchen, utility room and WC to the ground floor. To the first floor you will find three bedrooms and a family bathroom. Additional benefits to the property include off road parking for two vehicles, maintained rear garden, gas central heating and double glazing. A viewing is recommended and can be arranged via Jeffries and Dibbens (Drayton).

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ENTRANCE HALL 14' 4" x 6' 3" (4.37m x 1.91m)

LOUNGE 15' 4" x 11' 0" (4.67m x 3.35m)

DINING ROOM 14' 5" x 12' 7" (4.39m x 3.84m)

KITCHEN 12' 9" x 9' 10" (3.89m x 3m)

UTILITY ROOM 11' 1" x 5' 3" (3.38m x 1.6m)

WC 3' 0" x 2' 5" (0.91m x 0.74m)

LANDING

BEDROOM ONE 15' 6" x 9' 5" (4.72m x 2.87m)

BEDROOM TWO 12' 6" x 11' 6" (3.81m x 3.51m)

BEDROOM THREE 7' 7" x 7' 3" (2.31m x 2.21m)

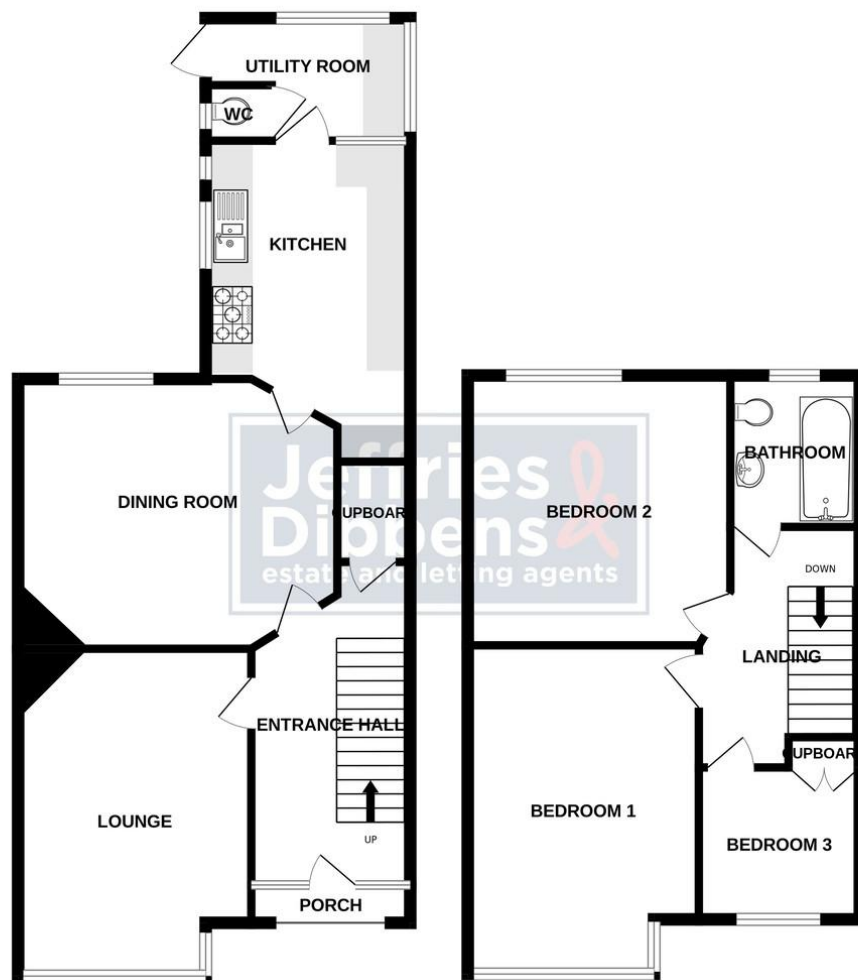
BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m)

GARDEN



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements