



£450,000
37 Tudor Crescent
Portsmouth, PO6 2SR

PROPERTY SUMMARY

We are delighted to offer for sale this extended four bedroom family home situated in Tudor Crescent, Cosham. The property boasts a 19'4 lounge, a 22'4 kitchen/diner, conservatory, WC and utility room to the ground floor with four bedrooms, en-suite and dressing room to the main bedroom and a separate bathroom and WC to the first floor. Benefits include off road parking and an integral double garage, gas central heating and double glazing. An internal inspection is highly recommended to fully appreciate what this home has to offer. Contact Jeffries and Dibbens (Drayton) today.





ENTRANCE HALL

LOUNGE 19' 4" x 9' 2" (5.89m x 2.79m)

CONSERVATORY 9' 8" x 8' 6" (2.95m x 2.59m)

KITCHEN/DINER 22' 4" x 14' 1" (6.81m x 4.29m)

UTILITY ROOM 11' 6" x 9' 10" (3.51m x 3m)

WC

DOUBLE GARAGE 21' 4" x 19' 10" (6.5m x 6.05m)

LANDING

BEDROOM ONE 13' 1" x 11' 2" (3.99m x 3.4m)

ENSUITE 7' 11" x 6' 3" (2.41m x 1.91m)

DRESSING ROOM 7' 11" x 6' 5" (2.41m x 1.96m)

BEDROOM TWO 13' 9" x 7' 10" (4.19m x 2.39m)

BEDROOM THREE 10' 6" x 10' 2" (3.2m x 3.1m)

BEDROOM FOUR 8' 2" x 7' 10" (2.49m x 2.39m)

BATHROOM 6' 11" x 5' 7" (2.11m x 1.7m)

WC

GARDEN Well established rear garden with ornamental pond, raised decking area and pergola.

PARKING Off road parking for 2/3 vehicles.



Ground Floor



First Floor

Total floor area 179.4 m² (1,931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



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