



OFFERS OVER
£300,000
47 Havant Road
Cosham, PO6 2QY

NO FORWARD CHAIN! We are pleased to welcome to the sales market this recently renovated three bedroom family home located in the popular and central location of Havant Road, Cosham. The property is situated is a short distance from QA Hospital, Cosham Railway Station, Cosham High Street, bus routes, schools, travel links and other local amenities. The well-presented accommodation comprises; porch, spacious lounge, dining room and kitchen to the ground floor. On the first floor you will find three bedrooms which all include built in storage a modern family bathroom and separate WC. Additional benefits include front and rear gardens, garage to the rear, gas central heating and double glazing. A viewing is highly recommended and can be arranged today.

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PORCH 6' 07" x 4' 2" (2.01m x 1.27m)

LOUNGE 18' 4" x 13' 2" (5.59m x 4.01m)

DINING ROOM 12' 7" x 9' 6" (3.84m x 2.9m)

KITCHEN 12' 8" x 8' 4" (3.86m x 2.54m)

LANDING

BEDROOM ONE 11' 11" x 11' 8" (3.63m x 3.56m)

BEDROOM TWO 11' 8" x 11' 7" (3.56m x 3.53m)

BEDROOM THREE 8' 5" x 8' 5" (2.57m x 2.57m)

BATHROOM 6' 11" x 4' 10" (2.11m x 1.47m)

WC 6' 11" x 3' 2" (2.11m x 0.97m)

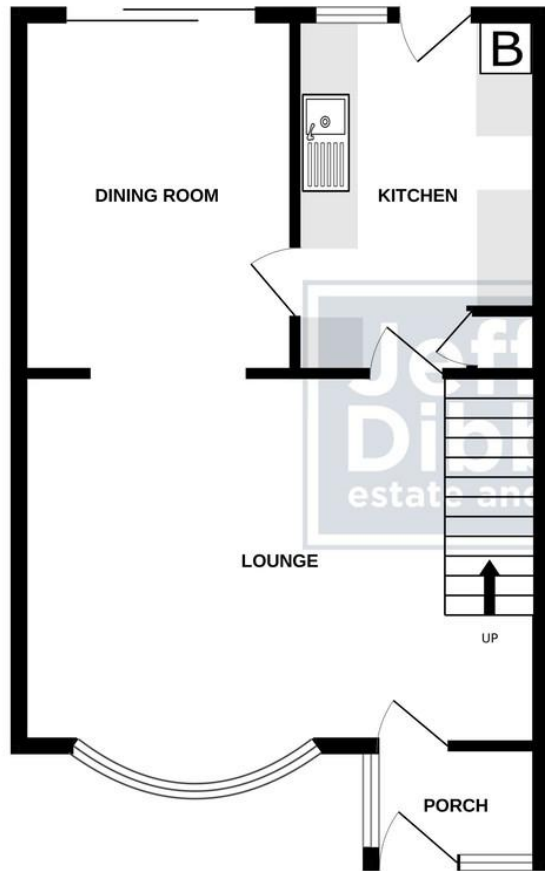
GARDEN With side access to garage.

GARAGE Located in a block.



GROUND FLOOR

1ST FLOOR



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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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		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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