



**£300,000**  
**19 Maidstone Crescent**  
Wymering, PO6 3JZ

NO FORWARD CHAIN! We are delighted to welcome to the market this well presented two/three bedroom family home situated in the popular location of Maidstone Crescent, Wymering. The property is located a short distance from QA Hospital, Cosham High Street, local schools, recreation grounds, bus routes and many other amenities. The accommodation comprises; porch, entrance hall, 18ft lounge, spacious kitchen/diner, utility room and WC to the ground floor. On the first floor you will find two double bedrooms with potential for a third bedroom via the extended landing and a four piece bathroom suite. Additional benefits include off road parking, well maintained rear garden, separate garage, outbuilding, gas central heating and double glazing.

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**PORCH** 7' 9" x 3' 3" (2.36m x 0.99m)

**ENTRANCE HALL** 12' 8" x 6' 2" (3.86m x 1.88m)

**WC** 4' 10" x 2' 4" (1.47m x 0.71m)

**LOUNGE** 18' 10" x 16' 5" (5.74m x 5m)

**KITCHEN/DINER** 16' 1" x 12' 6" (4.9m x 3.81m)

**UTILITY ROOM** 7' 0" x 5' 9" (2.13m x 1.75m)

**LANDING**

**BEDROOM ONE** 16' 2" x 12' 6" (4.93m x 3.81m)

**BEDROOM TWO** 11' 11" x 11' 4" (3.63m x 3.45m) With built in wardrobes.

**EXTENDED LANDING/ BEDROOM 3** 8' 1" x 6' 9" (2.46m x 2.06m)

**BATHROOM** 12' 5" x 5' 11" (3.78m x 1.8m)

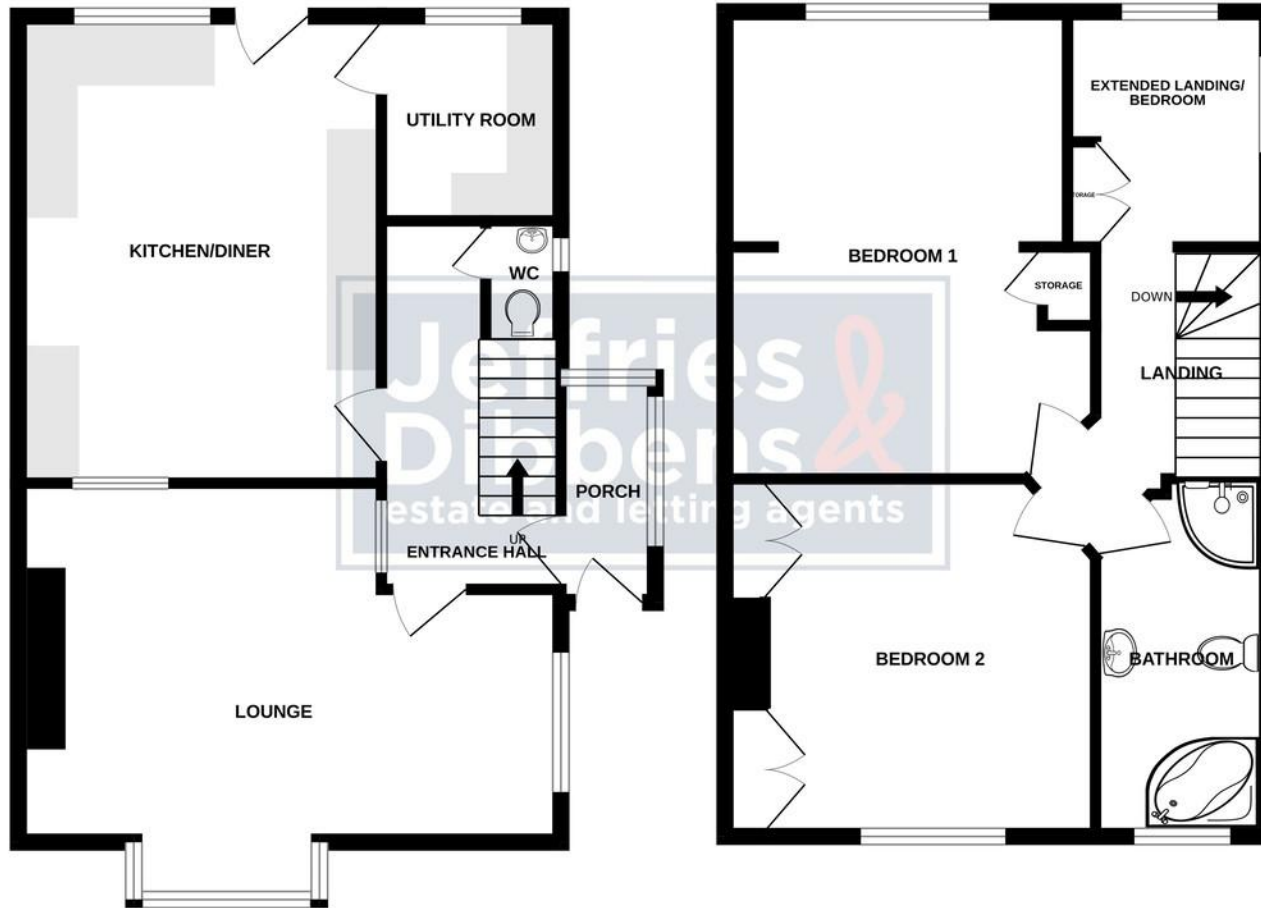
**GARDEN** West facing.

**GARAGE** 15' 8" x 8' 6" (4.78m x 2.59m)

**OUTBUILDING** 10' 4" x 7' 1" (3.15m x 2.16m) With power and lighting.

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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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