



GUIDE PRICE
£375,000 - £400,000
37 Salisbury Road
Cosham, PO6 2PL

****GUIDE PRICE £375,000 - £400,000** We are delighted to welcome to the sales market this spacious four bedroom semi-detached family home situated in the central Cosham location of Salisbury Road. The property is located within the catchment for Court Lane and Springfield Schools and is within walking distance of Cosham High Street, Cosham Railway Station, recreation grounds, bus routes, motorway links and other local amenities. The accommodation is arranged over three floors and comprises; porch, entrance hall, 16' reception room, living room, generous kitchen/ breakfast room, utility room and WC to the ground floor. On the first floor you will find three good sized bedrooms and a family bathroom with bedroom two benefitting from a shower. The final bedroom is located on the top floor and boasts an en-suite shower room. Additional benefits include low maintenance front and rear gardens, garage/ workshop, potential for off road parking (subject to relevant permissions), gas central heating and double glazing.





PORCH 7' 1" x 3' 7" (2.16m x 1.09m)

ENTRANCE HALL 16' 7" x 5' 11" (5.05m x 1.8m)

DINING ROOM 16' 7" x 11' 11" (5.05m x 3.63m)

LIVING ROOM 16' 7" x 11' 9" (5.05m x 3.58m)

KITCHEN/BREAKFAST ROOM 16' 7" x 9' 7" (5.05m x 2.92m)

UTILITY ROOM 5' 9" x 4' 11" (1.75m x 1.5m)

WC 5' 0" x 3' 0" (1.52m x 0.91m)

BEDROOM TWO 15' 5" x 11' 10" (4.7m x 3.61m)

BEDROOM THREE 11' 0" x 7' 9" (3.35m x 2.36m)

BEDROOM FOUR 11' 10" x 8' 6" (3.61m x 2.59m)

BATHROOM 5' 9" x 5' 9" (1.75m x 1.75m)

BEDROOM ONE 13' 0" x 10' 0" (3.96m x 3.05m)

ENSUITE 6' 4" x 4' 11" (1.93m x 1.5m)

GARDEN

GARAGE 14' 8" x 11' 6" (4.47m x 3.51m)





LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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