

\*\*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 fin al 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)

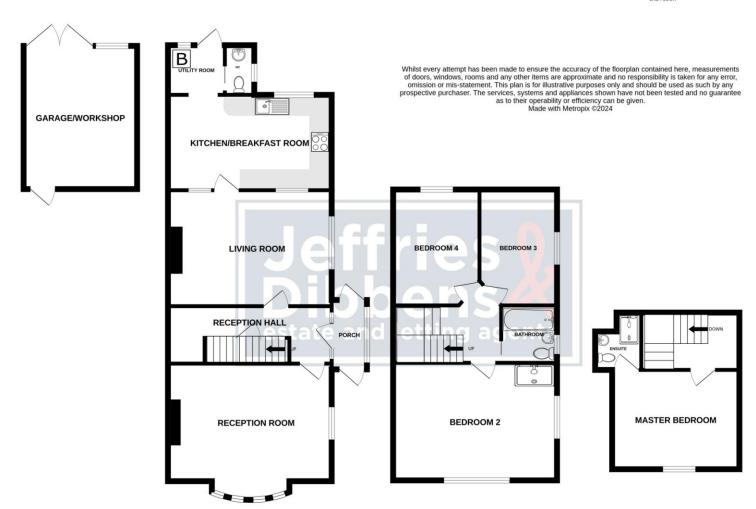
**BEDROOM ONE** 13' 0" x 10' 0" (3.96m x 3.05m)

**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**

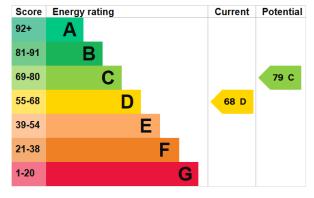
Freehold

### **COUNCIL TAX BAND**

Band D

#### **VIEWINGS**

By prior appointment only





# **OFFICE ADDRESS**

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## CONTACT

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