



OFFERS IN EXCESS OF
£300,000
41 Medina Road
Cosham, PO6 3HA

PROPERTY SUMMARY

Within easy access of Cosham High Street and close to QA hospital you will find this beautifully presented three bedroom end of terrace house located in Medina Road, Cosham. The property has been enhanced and modernised by the current owners to now offer a cosy lounge with log burner, a stunning family bathroom, a modern fitted kitchen with integral appliances, a conservatory and three bedrooms. Externally there is a low maintenance rear garden with access to an outbuilding with power and lighting and a driveway providing off road parking for multiple vehicles. To arrange your viewing contact our Drayton Office today!

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LOUNGE 12' 5" x 10' 9" (3.78m x 3.28m)

BATHROOM 5' 11" x 5' 5" (1.8m x 1.65m)

KITCHEN 11' 9" max x 8' 8" (3.58m max x 2.64m)

CONSERVATORY 13' 4" x 4' 9" (4.06m x 1.45m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 7" x 8' 8" (4.75m x 2.64m)

BEDROOM TWO 10' 9" x 7' 4" (3.28m x 2.24m)

BEDROOM THREE 8' x 7' 6" (2.44m x 2.29m)

OUTSIDE

REAR GARDEN

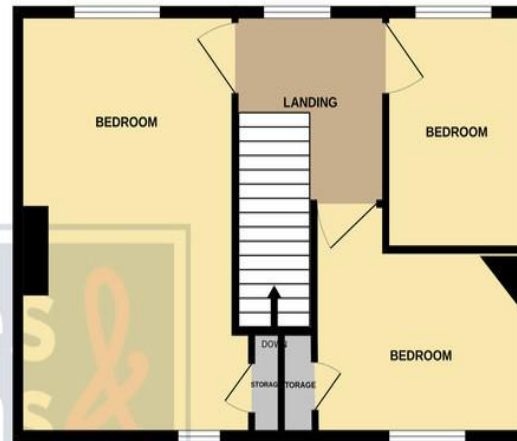
OUTBUILDING 16' x 8' 2" (4.88m x 2.49m)

FRONT Off road parking.

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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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