

£274,000
2 Gurnard Road
Cosham, PO6 3HN

Conveniently placed close to Cosham High Street, this well maintained, 3 bed semi-detached house is in Gurnard Road, Cosham. It is also in the catchment area for Medina Primary School close by. The local park with a children's play area and a tennis court, is a short stroll away. There is also easy access to QA Hospital. This delightful property consists of a light lounge with tv and landline ports plus an attractive bay window, wood laminate flooring, a kitchen and a downstairs bathroom. The three bedrooms are located on the first floor with access on the landing to a spacious, boarded loft complete with loft ladder. Externally, there are low maintenance front and rear gardens with a brick built shed to the rear. This property benefits from off road parking with wrought iron gates to the front of the property. Early viewing is recommended.





ENTRANCE HALL

LOUNGE 13' 9" x 12' 4" (4.19m x 3.76m)

KITCHEN 10' 6" x 5' 8" (3.2m x 1.73m)

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE 12' 4" x 9' 7" (3.76m x 2.92m)

BEDROOM TWO 10' 8" x 7' 6" (3.25m x 2.29m)

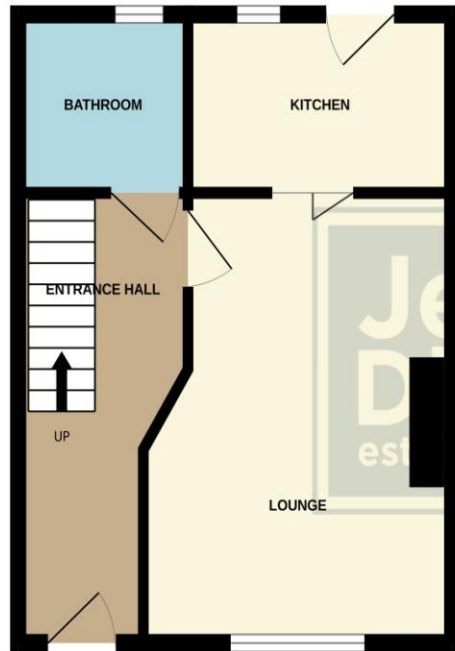
BEDROOM THREE 8' 9" x 6' 5" (2.67m x 1.96m)

OUTSIDE

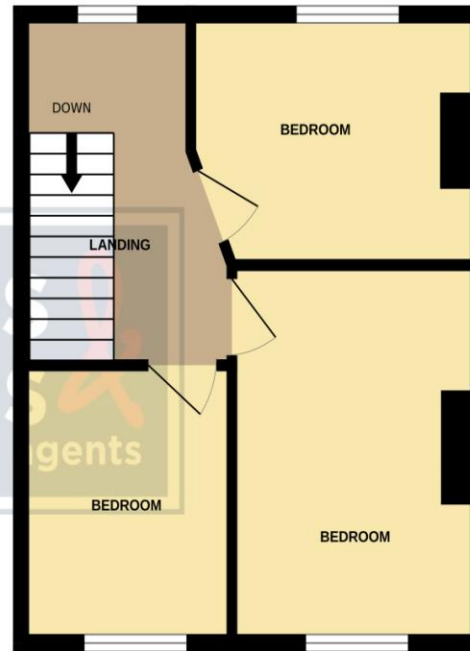
REAR GARDEN

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	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk

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