

£450,000
10 Hilary Avenue
East Cosham, PO6 2PR

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom semi detached house located in Hilary Avenue, East Cosham. To the ground floor the property consists of a lounge, open plan kitchen/diner, a conservatory, a office/work space, a hobby room and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms, a family bathroom and access to a loft room via a ladder. Externally there is a south facing rear garden with a block paved area providing additional parking as well as off road parking located to the front. The property also has the added benefit of falling within the Court Lane and Springfield School catchments making this an ideal family home. To arrange your viewing contact our Drayton Office today!





ENTRANCE HALL

LOUNGE 13' 7" x 12' 9" (4.14m x 3.89m)

WC

DINING AREA 12' 4" x 10' 9" (3.76m x 3.28m)

KITCHEN AREA 19' 9" x 9' 5" (6.02m x 2.87m)

CONSERVATORY 13' x 9' 2" (3.96m x 2.79m)

OFFICE/WORKSPACE 15' 8" x 9' 4" (4.78m x 2.84m) External access to driveway.

FIRST FLOOR LANDING

BEDROOM ONE 14' 4" x 9' 2" excluding wardrobe depth (4.37m x 2.79m excluding wardrobe depth)

BEDROOM TWO 12' 8" x 11' (3.86m x 3.35m)

BEDROOM THREE 7' 8" x 7' 4" (2.34m x 2.24m)

BATHROOM

LOFT ROOM 19' 6" x 12' 5" (5.94m x 3.78m)

REAR GARDEN Side pedestrian access and vehicular access via double gates.

WORK SHOP/HOBBY ROOM 10' 6" x 9' 3" (3.2m x 2.82m) Power and lighting.



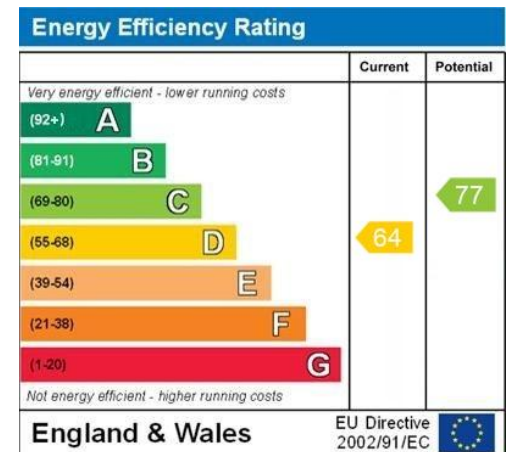
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

VIEWINGS
By prior appointment only



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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