

**£743,995**  
**43 St. Johns Road**  
Cosham, PO6 2DR



## PROPERTY SUMMARY

Located on a generous corner plot in the elevated position of St. Johns Road, you will find this substantial six bedroom detached residence with an abundance of character features and further potential. The property briefly consists of two reception rooms, a sun room, two toilets, a family bathroom with separate shower and bath and six good size bedrooms. Externally there are front side and rear gardens, a garage and a driveway. We truly believe that this property has to be viewed to fully appreciate the space on offer. To arrange your viewing contact our Drayton Office today!





**FRONT** Front garden laid to lawn with mature shrubs and bushes, driveway providing off road parking and access to the garage.

**PORCH**

**HALLWAY**

**DINING ROOM** 18' 0" x 12' 10" (5.49m x 3.91m)

**LIVING ROOM** 17' 0" x 16' 0" (5.18m x 4.88m)

**SUN ROOM** 13' 3" x 9' 6" (4.04m x 2.9m)

**KITCHEN** 11' 9" x 10' 10" (3.58m x 3.3m)

**UTILITY ROOM** 8' 2" x 5' 2" (2.49m x 1.57m)

**WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 18' 2" x 10' 10" (5.54m x 3.3m)

**BEDROOM TWO** 12' 2" x 11' 0" (3.71m x 3.35m)

**BEDROOM THREE** 11' 0" x 9' 8" (3.35m x 2.95m)

**BEDROOM FOUR** 13' 6" x 8' 3" (4.11m x 2.51m)

**BATHROOM**

**WC**

**SECOND FLOOR LANDING**

**BEDROOM FIVE** 19' 9" x 13' 3" (6.02m x 4.04m)

**BEDROOM SIX** 14' 4" x 9' 2" (4.37m x 2.79m)

**REAR GARDEN**

**GARAGE** 24' 0" x 8' 5" (7.32m x 2.57m)



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 G

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Jeffries  
Dibbens**  
estate and letting agents

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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