

OFFERS IN EXCESS OF

**£365,000**

**53 Salisbury Road**

Cosham, PO6 2PL



## PROPERTY SUMMARY

Offered with NO FORWARD Chain, we're pleased to present to the market this three bedroom semi detached house located in Salisbury Road, Cosham within easy access to local schools, transport links and QA Hospital. The accommodation consists of two reception rooms, a kitchen, a downstairs WC, three bedrooms and a family bathroom. Externally you will find a westerly facing rear garden and a garage as well as a front garden which offers potential for off road parking (subject to planning permission). To arrange your viewing contact our Drayton Office today!





#### **ENTRANCE PORCH**

#### **ENTRANCE HALL**

**LOUNGE** 12' 5" x 11' 6" (3.78m x 3.51m)

**DINING ROOM** 11' 9" x 9' 8" (3.58m x 2.95m)

**KITCHEN** 9' 3" x 8' 8" (2.82m x 2.64m)

**LEAN-TO** 7' 6" x 5' 3" (2.29m x 1.6m)

#### **CLOAKROOM**

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 7" x 12' 4" (3.84m x 3.76m)

**BEDROOM TWO** 12' 4" x 9' 8" (3.76m x 2.95m)

**BEDROOM THREE** 9' 11" x 6' 7" (3.02m x 2.01m)

#### **SHOWER ROOM**

#### **OUTSIDE**

#### **REAR GARDEN**

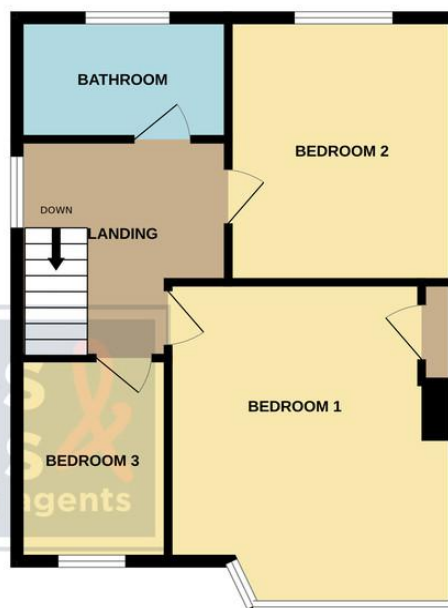
#### **DETACHED GARAGE/WORKSHOP**



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 C

**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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Jeffries  
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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