

£335,000
12 Knowsley Crescent
Cosham, PO6 2PJ

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom end of terrace property which has been a much loved family home for over half a century. The property consists of a lounge with a bay window to the front aspect, a dining room with a door providing access into the conservatory, a kitchen and a downstairs WC. To the first floor of the property you will find three bedrooms and a family bathroom. A particular selling point of this property is the good size south facing rear garden with a private aspect. Other benefits include gas central heating and off road parking. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking.

ENTRANCE HALL

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

DINING ROOM 13' 2" x 10' 9" (4.01m x 3.28m)

KITCHEN 13' 4" x 7' 3" (4.06m x 2.21m)

CONSERVATORY 18' 9" x narrow's to 3' 9"

WC

FIRST FLOOR LANDING

BEDROOM ONE 12' 8" including wardrobe depth x 11' 9" (3.86m including wardrobe depth x 3.58m)

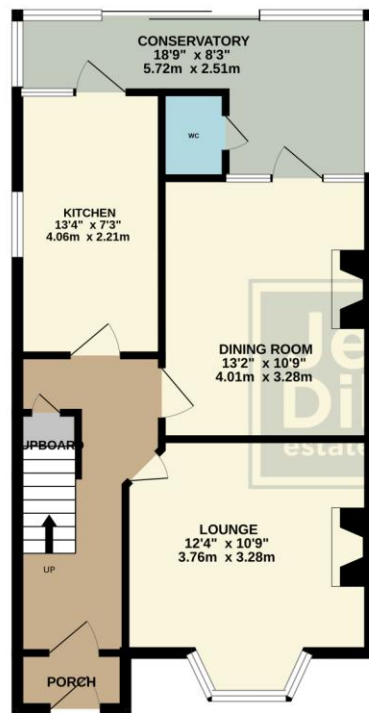
BEDROOM TWO 12' 9" x 11' 3" (3.89m x 3.43m)

BEDROOM THREE 9' 8" x 7' 3" (2.95m x 2.21m)

BATHROOM

REAR GARDEN South facing.

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+) A		
(81-91) B		84
(69-80) C	67	
(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**
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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