



**£325,000**  
**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!





**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)

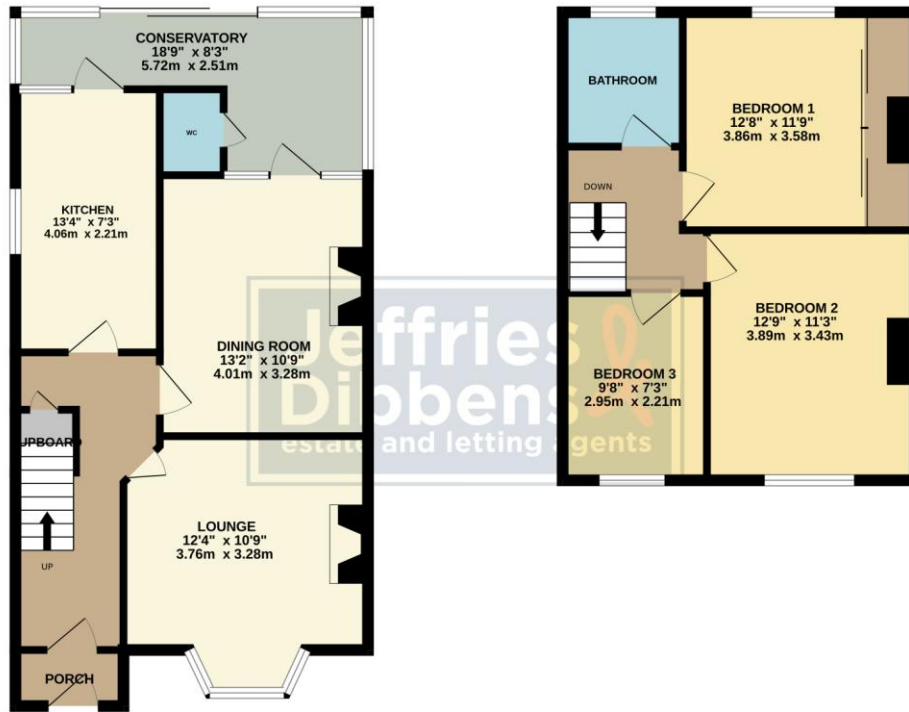
**BEDROOM THREE** 9' 8" x 7' 3" (2.95m x 2.21m)

**BATHROOM**

**REAR GARDEN** South facing.

GROUND FLOOR

1ST FLOOR



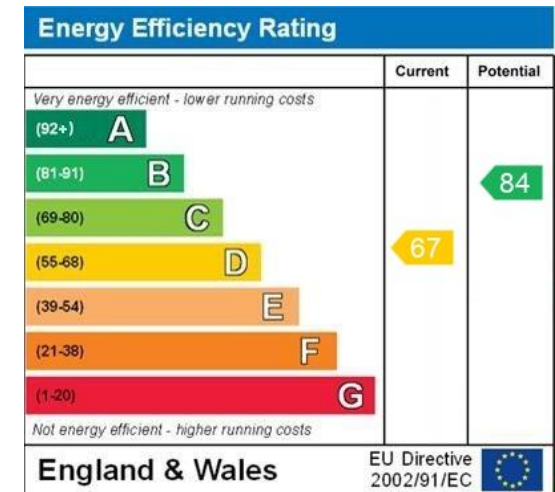
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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