

**£420,000**

**49 Beaconsfield Avenue**

Cosham, PO6 2PS



## PROPERTY SUMMARY

Situated in the sought after location of Beaconsfield Avenue, we're pleased to present to the market this four bedroom family home. The accommodation on offer on the ground floor consists of a lounge, a dining room, a modern fitted kitchen and a conservatory. To the first floor you will find three bedrooms and a family bathroom consisting of a four piece bathroom suite with a further bedroom and en-suite located to the second floor. Externally the property boasts off road parking, a rear garden with access to a large garage. To arrange your viewing contact our Drayton Office today!





## PORCH

## ENTRANCE HALL

**LOUNGE** 16' 8" into bay x 12' 8" (5.08m into bay x 3.86m)

**DINING ROOM** 13' 8" x 11' 7" (4.17m x 3.53m)

**KITCHEN** 14' 9" x 10' 1" max (4.5m x 3.07m max)

**CONSERVATORY** 12' 7" x 8' 7" (3.84m x 2.62m)

## FIRST FLOOR LANDING

## BATHROOM

**BEDROOM ONE** 17' 1" into bay x 9' 3" excluding wardrobe depth (5.21m into bay x 2.82m excluding wardrobe depth)

**BEDROOM TWO** 11' 8" x 10' 6" (3.56m x 3.2m)

**BEDROOM THREE** 9' 4" x 7' 8" (2.84m x 2.34m)

**BEDROOM FOUR/LOFT ROOM** 20' 1" x 13' 6" (6.12m x 4.11m)

## EN-SUITE

## REAR GARDEN

**GARAGE** 18' 9" x 12' 2" (5.72m x 3.71m)



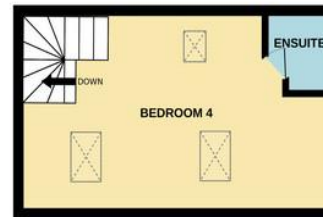
GROUND FLOOR



1ST FLOOR



2ND 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

**Jeffries  
Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
196 Havant Road, Drayton,  
Portsmouth, Hampshire,  
PO6 2EH

**CONTACT**  
023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk

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