



£575,000
24 Court Lane
Cosham, PO6 2LW

PROPERTY SUMMARY

We're pleased to present to the market this stunning four bedroom family home located on Court Lane. The property briefly consists of an impressive entrance hall with an attractive seating area overlooking the rear garden, two receptions, a kitchen/diner, utility room and downstairs WC to the ground floor. To the first floor you will find four double bedrooms one of which benefits from an ensuite shower room and a bathroom comprising of a four piece bathroom suite. Externally there are gardens to the side, front and rear, the rear garden is a good size, west facing with a private aspect and access to a double garage and workshop, both with power and lighting. We believe that this property given its location and size would make an ideal home for a growing family. To arrange your viewing contact our Drayton Office today!





FRONT GARDEN Mainly laid to lawn with mature shrubs and bushes. Potential to add off road parking (subject to planning permission)

HALLWAY

SNUG 16' 5" x 12' 0" (5m x 3.66m)

LOUNGE 21' 2" x 16' 5" (6.45m x 5m)

KITCHEN/DINER 22' 1 max" x 16' 8 max" (6.73m x 5.08m)

UTILITY ROOM 8' 2" x 5' 3" (2.49m x 1.6m)

WC

LANDING

BEDROOM ONE 16' 5" x 12' 0" (5m x 3.66m)

BEDROOM FOUR 12' 11" x 8' 4" (3.94m x 2.54m)

BEDROOM TWO 16' 5" x 12' 0" (5m x 3.66m)

BEDROOM THREE 13' 5" x 12' 0" (4.09m x 3.66m)

ENSUITE

REAR GARDEN Mainly laid to lawn with shrubs, bushes and seating areas. Access to work shop and double garage.

DOUBLE GARAGE 17' 9" x 15' 9" (5.41m x 4.8m) Power and Lighting

WORKSHOP 15' 1" x 7' 10" (4.6m x 2.39m)



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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

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