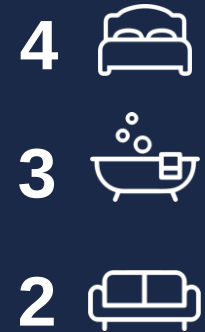


£575,000
6 Kintyre Road
Cosham, PO6 3UH

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're delighted to bring to the market this spacious four-bedroom detached home, beautifully situated in the sought-after location of Kintyre Road, Cosham. The property has been recently redecorated throughout in neutral colours and is arranged across three floors. The accommodation includes two versatile reception rooms, a generous kitchen/diner, utility room, study, family bathroom, and four well-proportioned bedrooms, two of which benefit from en-suite facilities. Externally, the property features a double garage with power and lighting, ample off-road parking, and a south-facing rear garden, complete with fruit trees and a patio seating area, perfect for entertaining or relaxing. We believe this home truly needs to be viewed to be fully appreciated. Contact our Drayton Office today to arrange your visit.





FRONT Off road parking, up and over doors to garage.

HALLWAY

WC

STAIRS TO GROUND FLOOR & FIRST FLOOR LEVELS

GROUND FLOOR

HALLWAY doors to;

KITCHEN/DINER 21' 6" x 12' 9" (6.55m x 3.89m)

UTILITY ROOM 9' 4" x 4' 4" (2.84m x 1.32m)

RECEPTION ROOM 11' 3" x 11' 0" (3.43m x 3.35m)

CONSERVATORY 13' 4" x 12' 1" (4.06m x 3.68m)

OFFICE 7' 5" x 6' 9" (2.26m x 2.06m)

FIRST FLOOR

LOUNGE 18' 5" x 11' 5" (5.61m x 3.48m)

BEDROOM 12' 9" x 9' 8" (3.89m x 2.95m)

BEDROOM 11' 5" x 11' 2" (3.48m x 3.4m)

ENSUITE

SECOND FLOOR LANDING

FAMILY BATHROOM

BEDROOM 12' 2" x 8' 4" (3.71m x 2.54m)

BEDROOM 12' 0" x 8' 6" (3.66m x 2.59m)

ENSUITE

REAR GARDEN

DOUBLE GARAGE 19' 0" x 17' 7" (5.79m x 5.36m) Power and Lighting



Whilst every attempt has been made to ensure the accuracy of the description 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 for 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 10/2015



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbensen**
estate and letting agents

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