



£415,000
1 Colwell Road
Portsmouth, PO6 3HH

PROPERTY SUMMARY

We're pleased to present to the market this stunning four bedroom property located on Colwell Road, Cosham. The home is situated in a popular area offering easy access to local transport links, the train station, QA Hospital, and a range of amenities. The accommodation briefly comprises a lounge, an open-plan kitchen/diner with a utility room, and a downstairs shower room. On the first floor, you'll find four bedrooms and a modern family bathroom. Externally, the property boasts a low-maintenance rear garden with access to an outbuilding, complete with kitchen units, running water, and a shower room with WC. There is also the added benefit of off-road parking at the front. We believe this property must be viewed to be fully appreciated. To arrange your viewing, contact our Drayton office today!





FRONT Off road parking, front door to property.

HALLWAY

SHOWER ROOM WC and enclosed shower.

LOUNGE 13' 9" x 11' 8" (4.19m x 3.56m)

KITCHEN/DINER 20' 0 max" x 18' 0 max" (6.1m x 5.49m)

UTILITY ROOM 8' 3" x 4' 8" (2.51m x 1.42m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 2" x 12' 5" (4.01m x 3.78m)

BEDROOM TWO 11' 9" x 11' 8" (3.58m x 3.56m)

BEDROOM THREE 9' 8" x 8' 3" (2.95m x 2.51m)

BEDROOM FOUR 9' 7" x 5' 4" (2.92m x 1.63m)

FAMILY BATHROOM

REAR GARDEN

OUT BUILDING 16' 5 max" x 18' 8 max" (5m x 5.69m) Range of wall and base units, running water, power & lighting

WET ROOM WC and Shower.



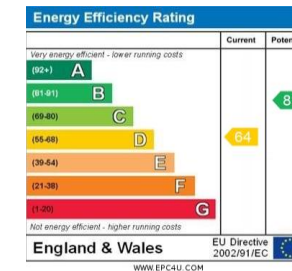
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by only 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 12/2015

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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
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