



**£325,000**  
**5 Wymering Manor Close**  
Portsmouth, PO6 3NN

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, We're pleased to present to the market this three bedroom semi detached house situated in the cul de sac location of Wymering Manor Close, Cosham. The property consists of a porch, a hallway, a spacious lounge/diner, a kitchen, a sun room and a downstairs WC and to the first floor you will find three bedrooms and a family bathroom. Externally the property boasts a driveway providing off road parking for multiple vehicles, a garage and a good size rear garden. Other benefits include gas central heating and that the property has recently undergone a full re wire. To arrange your viewing contact our Drayton Office today!

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**FRONT** Off road parking for multiple vehicles, access to garage via up and over door, side access to rear garden.

#### PORCH

#### HALLWAY

#### WC

**LOUNGE/DINER** 25' 5 max" x 11' 3 max" (7.75m x 3.43m)

**KITCHEN** 12' 0" x 8' 9" (3.66m x 2.67m)

**SUN ROOM** 18' 8" x 7' 8" (5.69m x 2.34m)

#### LANDING

**BEDROOM ONE** 13' 2" x 11' 4" (4.01m x 3.45m)

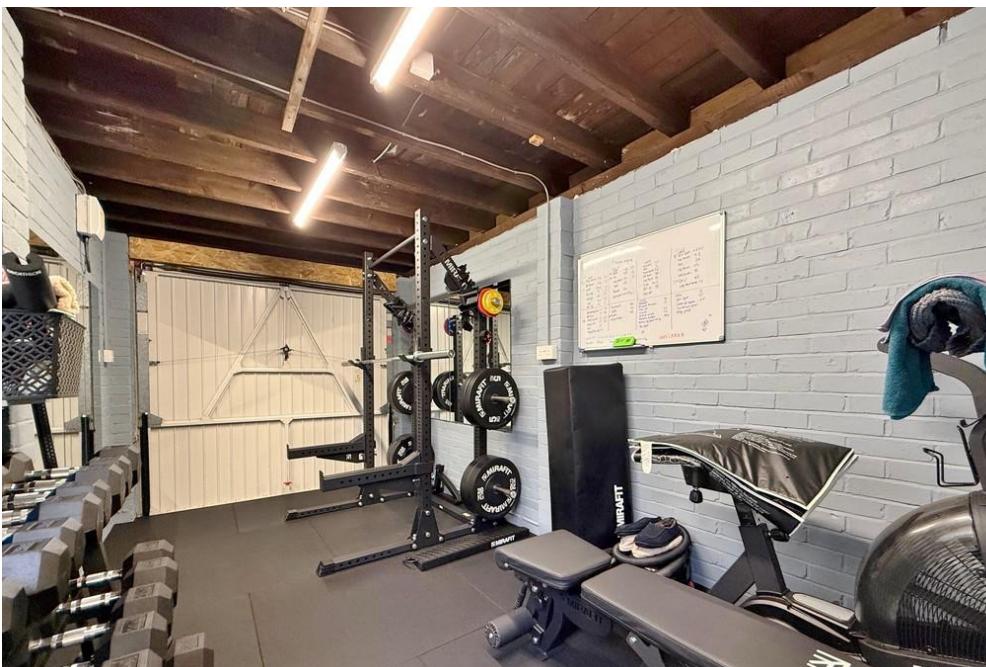
**BEDROOM TWO** 11' 5" x 9' 8" (3.48m x 2.95m)

**BEDROOM THREE** 9' 4" x 7' 4" (2.84m x 2.24m)

#### FAMILY BATHROOM

#### REAR GARDEN

**GARAGE** Currently used as a home gym, all gym equipment will be included in the sale.





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 guidance 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

EPC TO FOLLOW

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.