



Salisbury Road

Cosham, Portsmouth, PO6 2PN

Asking Price Of

**£345,000**

Three-bedroom, two reception mid terraced home with garage in excellent location between Drayton and Cosham, situated within the catchment area for both Court Lane and Springfield schools and close to train station and local shops. No Forward Chain.





# Property Features

- Three Bedrooms
- Two Reception Rooms
- Large Conservatory
- Double Glazing
- Gas Central Heating
- Garage
- Court Lane and Springfield School Catchment
- Close to Train Station and Local Shops
- No Forward Chain
- Good Order Throughout

# Full Description

## OVERVIEW

We are pleased to bring to the market this three-bedroom bay and forecourt, well presented home situated in Salisbury Road in Cosham, which is located within the catchment areas of both Court Lane and Springfield Schools and within walking distance to Cosham Train Station and local shops and amenities. Viewing is essential to really appreciate all this home has to offer.

## ROOM MEASUREMENTS

**Entrance Hall** - 13' 8" x 6' 4" (4.18m x 1.95m)

**Front Reception Room** - 15' 5" into bay x 12' 3" (to max) (4.7m into bay x 3.75m (to max)

**Rear Reception Room** - 16' 5" x 11' 3" to max (5m x 3.43m to max)

**Kitchen** - 9' 10" x 7' 4", plus corridor to larder cupboard (3m x 2.26m)

**Conservatory** - 15' 6" x 13' 5" (4.74m x 4.11)

**Ground Floor WC** - 3' 7" x 2' 7" (1.10m x 0.81m)

**Shower Room** - 3' 7" x 2' 10" (1.10m x 0.88m)

### First Floor Landing

**Main Bedroom (Front)** - 15' 5" into bay x 9' 4" (4.7m to bay x 2.85m)

**Rear Double Bedroom** - 13' 2" x 11' 3" (4.03m x 3.43m)

**Third Bedroom** - 8' 10" x 7' 5" (2.71m x 2.27m)

**First Floor Shower Room** - 7' 3" x 6' 11" (2.21m x 2.11m)

### Garage

### Rear Garden



## PROPERTY DESCRIPTION

This home has a lovely feel from the moment you walk through the door, and it is apparent that it has been well cared for by the current owner. There are many original character features including picture rails, original doors, ceiling roses and high skirting boards throughout.

You enter through the original front door with leaded windows to side panels, which allow plenty of natural light into the hallway. On the ground floor there are 2 spacious reception rooms, the front room has a large square bay, laminate flooring and inset gas fire, the rear reception room is carpeted and has a feature brick-built fireplace surround with inset gas fire. The large rear window provides plenty of natural light into the room and there is a single glazed door leading into the conservatory.

The cream shaker style kitchen was fitted in 2016 and offers a plenty of cupboard space, coordinated work top and free standing gas cooker, plus useful storage/larder cupboard.

The large double glazed conservatory had a replacement roof in 2017 and provides additional flexible living space which could be used for entertaining guests, or as a playroom or workspace. Here you will find plumbing for your washing machine and there are doors that lead to a downstairs WC and separate shower cubicle.





Upstairs the homely feel of this property continues with 2 large double and one single bedroom. The first-floor bathroom has been upgraded to include a large shower cubicle with thermostatic shower fitted, inset wash hand basin fitted over white gloss vanity unit and WC with concealed cistern.

Outside there is a pretty rear garden with mature shrub borders and trees. This leads to a rear single garage which is used as a store. Access is from a laneway behind the property.

This house really should be viewed to appreciate all it has to offer. It would make a perfect family home as it is but also offers the scope to add your own touches and improvements if you so wish. It is offered with No Forward Chain to help make your move as smooth as possible.

### USEFUL INFORMATION

- Price (£) 345,000
- Tenure - Freehold
- Council tax band C - Portsmouth City Council
- Gas Central Heating
- Mains Water Supply
- Broadband - TBC
- Parking - On Road Parking
- 100% of property being sold.

### VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES

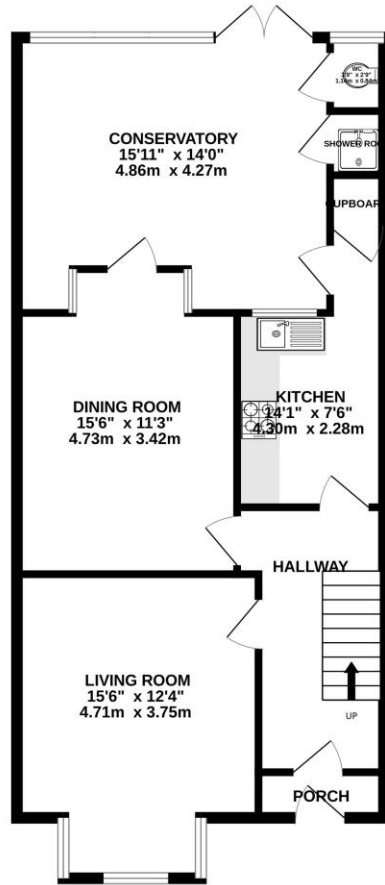
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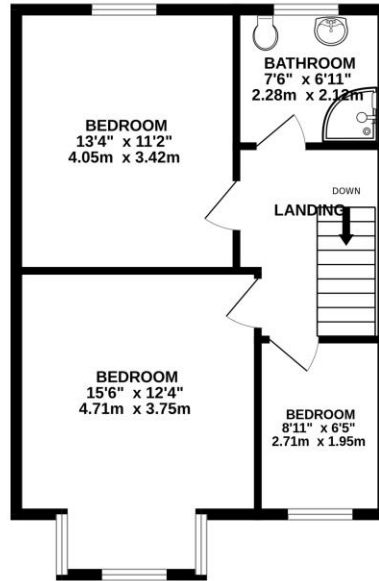




GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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