£385,000

1 St. Colmans Avenue

Portsmouth, PO6 2JJ

PROPERTY SUMMARY

Situated in the hill slope cul de sac location of St. Colemans Avenue, Cosham, we're pleased to present to the market this three bedroom semi detached house. The accommodation consists of a porch, a hallway, two spacious reception rooms, a kitchen, a conservatory and a downstairs WC. Ascending the stairs to the first floor you will find three good size bedrooms, a family bathroom and a separate WC. Other benefits include, gas central heating, double glazing and a west facing rear garden. To arrange your viewing contact our Drayton Office today!

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1

2

FRONT Steps leading to front door.

PORCH

HALLWAY

LOUNGE 15' 0" x 14' 6 max" (4.57m x 4.42m)

WC

KITCHEN 10' 4" x 9' 6" (3.15m x 2.9m)

DINING ROOM 16' 8" x 12' 6" (5.08m x 3.81m)

CONSERVATORY 25' 4 max" x 7' 4 max" (7.72m x 2.24m)

LANDING

BEDROOM ONE 15' 0" x 14' 8 max" (4.57m x 4.47m)

BEDROOM TWO 13' 0" x 12' 8" (3.96m x 3.86m)

BEDROOM THREE 10' 4" x 9' 6" (3.15m x 2.9m)

BATHROOM

WC

REAR GARDEN

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 D

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.

Jeffries & Dibbens estate and letting agents

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