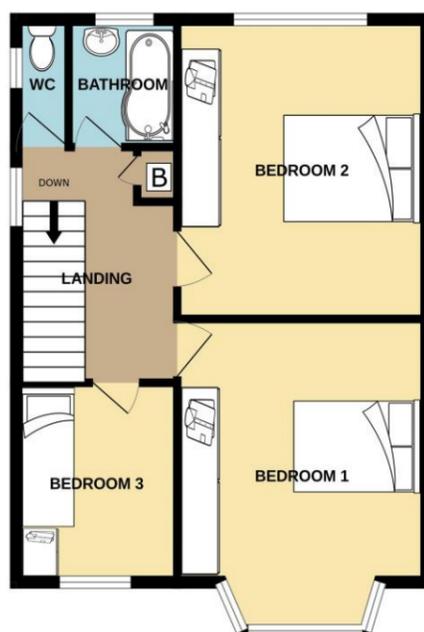
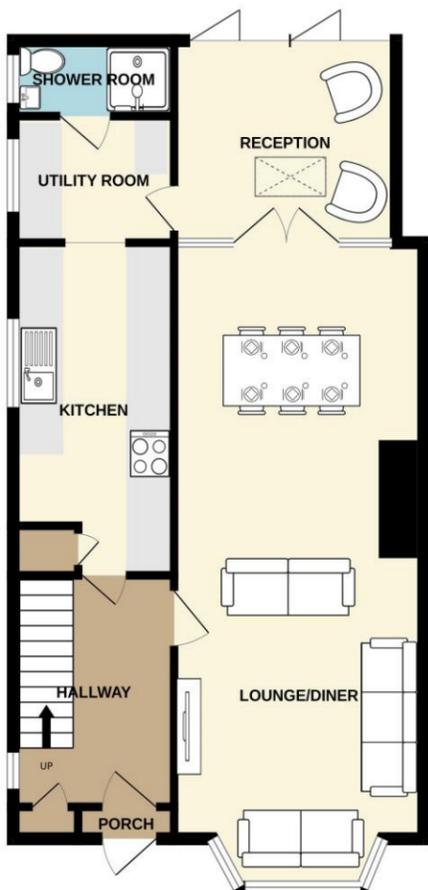




WAINWRIGHT ESTATES

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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**Energy performance certificate (EPC)**

23, Cranborne Road PORTSMOUTH PO6 2BG	Energy rating <b>D</b>	Valid until: 5 December 2029
Property type Semi-detached house		Certificate number: 8231-6422-5779-9896-7906
Total floor area 109 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	81 B
39-54	E		
21-38	F		
1-20	G		

**Wainwright Estates**  
10 The Precinct, London Road  
Waterlooville, Hampshire PO7 7DT

**Tel: 02392 264500**  
Email: sales@wainwrightestates.co.uk  
www.wainwrightestates.co.uk

## 23 Cranborne Road

East Cosham, Portsmouth PO6 2BG

**Offers Over: £400,000**

### DESCRIPTION

If you're looking for a spacious family home, with a high quality finish throughout and located within a popular School Catchment area, then look no further than this beautiful three bedroom recently extended semi-detached house located in East Cosham. As you step through the front door you will be greeted by a spacious entrance hall, leading into a dual aspect 28' lounge/diner with feature fireplace and bay window. The current owners have put their own stamp on the property through stylish decor and a well-considered extension, creating a utility room, ground floor shower room and an additional reception room that could be used as a playroom, home office or snug. This space further benefits from bi-fold doors opening onto the rear garden. Within the last five years, the kitchen has been replaced and is well equipped with double ovens, induction hob, integrated bins and dishwasher, along with space for an American-style fridge/freezer. Upstairs you will find three well proportioned bedrooms, a bathroom and separate WC. Outside there's a landscaped and low maintenance rear garden with side access, a handy garage with power and light, accessed via a shared drive and off road parking for two vehicles to the front of the property. Additional benefits include triple glazing (installed 2025) and gas central heating via a Combi boiler. We expect high levels of interest in this property so an early viewing is advised.

### ACCOMMODATION

ENTRANCE HALL: 10' 3" x 7' 7" (3.12m x 2.31m)

LOUNGE/DINER: 28' 7" x 11' 6" (8.71m x 3.50m)

RECEPTION ROOM: 10' 4" x 9' 2" (3.15m x 2.79m)

KITCHEN: 14' 1" x 7' 7" (4.29m x 2.31m)

UTILITY ROOM: 7' 5" x 5' 6" (2.26m x 1.68m)

SHOWER ROOM: 7' 5" x 2' 10" (2.26m x 0.86m)



### FIRST FLOOR LANDING

BEDROOM 1: 14' 2" x 11' 6" (4.31m x 3.50m) - Fitted wardrobes.

BEDROOM 2: 13' 7" x 11' 6" (4.14m x 3.50m)

BEDROOM 3: 9' 1" x 7' 8" (2.77m x 2.34m)

FAMILY BATHROOM

SEPARATE WC

### OUTSIDE

REAR GARDEN

GARAGE & OFF ROAD PARKING

