



OFFERS IN EXCESS OF
£450,000
24 Pitreavie Road
Portsmouth, PO6 2ST

PROPERTY SUMMARY

We're pleased to present to the market this impressive three bedroom family home located in Pitreavie Road, Cosham. The property consists of two reception rooms, a conservatory, a modern fitted kitchen, a utility room and a downstairs WC. To the first floor you will find a family bathroom and three double bedrooms of which the master bedroom boasts ensuite facilities. The rear garden is a particular selling point of this property with a large lawn area, multiple patios and a private aspect, this property truly 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

LOUNGE 17' 9" x 11' 5 max" (5.41m x 3.48m)

WC

DINING ROOM 11' 11" x 11' 3" (3.63m x 3.43m)

CONSERVATORY 11' 5" x 9' 6" (3.48m x 2.9m)

KITCHEN/UTILITY ROOM 18' 11 max" x 11' 11" (5.77m x 3.63m)

LANDING

BEDROOM ONE 14' 11 max" x 13' 3 max" (4.55m x 4.04m)

ENSUITE

BEDROOM TWO 11' 11" x 9' 0" (3.63m x 2.74m)

BEDROOM THREE 10' 4" x 8' 5" (3.15m x 2.57m)

FAMILY BATHROOM

REAR GARDEN Large rear garden mainly laid to lawn with patio seating areas, bar and summer house.





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.



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