



£335,000
45 Hawthorn Crescent
Portsmouth, PO6 2TH

PROPERTY SUMMARY

We're pleased to present to the market this requested "low number" three bedroom family home located in Hawthorn Crescent, Highbury, within easy access of Cosham High Street, train station and motorway links. The property consists of a porch, a hallway, a lounge, a dining room, a kitchen and conservatory with access to a downstairs WC, with three bedrooms and a family bathroom occupying the first floor. Externally there is off road parking to the front of the property, while to the rear you will find a low maintenance garden. Other benefits include gas central heating and double glazing. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, front door to porch.

PORCH

HALLWAY

LOUNGE 15' 4 into bay" x 11' 0" (4.67m x 3.35m)

DINING ROOM 14' 4" x 12' 6" (4.37m x 3.81m)

KITCHEN 14' 27" x 10' 3" (4.95m x 3.12m)

CONSERVATORY

WC

LANDING

BEDROOM ONE 12' 8" x 10' 3" (3.86m x 3.12m)

BEDROOM TWO 12' 6" x 11' 8" (3.81m x 3.56m)

BEDROOM THREE 7' 9" x 7' 3" (2.36m x 2.21m)

BATHROOM

REAR GARDEN





Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 02/20

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		84 B
69-80	C	72 C	
55-68	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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