



**NESBITT & SONS**  
ESTATE AGENTS



**19 Colesbourne Road, Portsmouth, PO6 4DZ**

**£250,000**

Situated on the desirable Colesbourne Road in Portsmouth, this charming mid-terrace family home presents an excellent opportunity for those seeking comfort and convenience. With three well-proportioned bedrooms and a modern bathroom, this property is ideal for families or professionals alike.

Upon entering, you are greeted by an inviting reception room that provides ample space for relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen/diner, which seamlessly opens onto a spacious conservatory, allowing for an abundance of natural light and a perfect setting for family meals or gatherings.

The private, enclosed south-facing garden is a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family. Additionally, the large outbuilding at the rear of the garden offers exciting potential, whether you envision it as a home office, gym, or creative studio.

Porch

Entrance Hallway



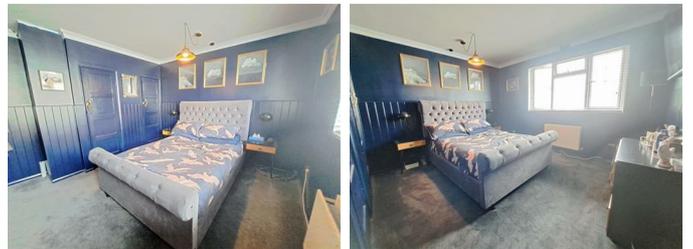
Landing



Living Room 13'9 x 12'1 (4.19m x 3.68m)



Bedroom One 12'1 x 10'6 (3.68m x 3.20m)



Kitchen/Diner 20'8 x 8'7 max (6.30m x 2.62m max)



Conservatory 14'2 x 9'4 (4.32m x 2.84m)



Bedroom Two 13'5 x 8'7 (4.09m x 2.62m)



Bedroom Three 9'0 x 8'8 (2.74m x 2.64m)



Bathroom

Outside

Driveway

## Garden

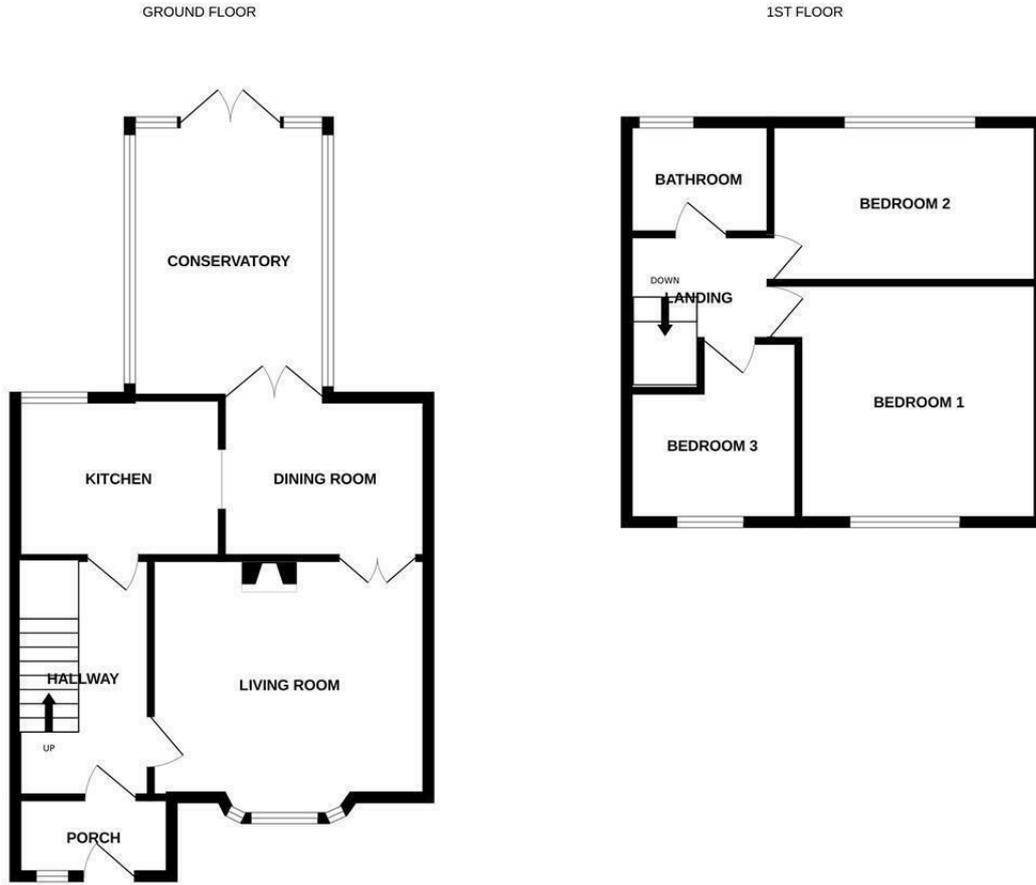


Outbuilding 19'2 x 11'7 (5.84m x 3.53m)

### Agents Note

Please be aware that this is a non standard construction British Iron and Steel Federation House. Please check with your lender/mortgage broker that your chosen mortgage provider will lend on this type of construction prior to making and viewings.

# Floor Plan



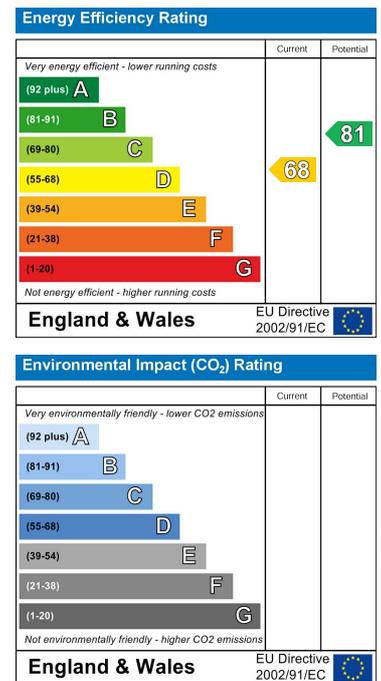
3 BEDROOM TERRACE

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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# Area Map



# Energy Efficiency Graph



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