



£635,000
102 Havant Road
Cosham, PO6 2JF

WOOLNER

PROPERTY SUMMARY

We're pleased to present to the market this substantial four bedroom detached house situated on the Havant Road. The property briefly consists of an entrance hall, two reception rooms, a kitchen, a conservatory and a downstairs WC. Ascending the stairs to the gallery landing you will find four spacious bedrooms and a modern family bathroom. Externally there are gardens to the front, side and rear of the property as well as a driveway and garage. We highly recommend an internal viewing to fully appreciate the accommodation on offer.





ENTRANCE HALL 14' 7" x 9' 6" (4.44m x 2.9m)

KITCHEN 14' 7" x 12' 9" (4.44m x 3.89m)

RECEPTION ROOM ONE 15' 2" x 14' 8" into bay (4.62m into bay x 4.47m)

RECEPTION ROOM TWO 19' 1" into bay x 15' 3" (5.82m into bay x 4.65m)

CONSERVATORY 15' 5" x 4' 5" (4.7m x 1.35m)

BOOT ROOM Cupboard for washing machine, WC.

FIRST FLOOR LANDING

BEDROOM ONE 13' 9" x 13' 2" excluding wardrobe depth (4.19m x 4.01m excluding wardrobe depth)

BEDROOM TWO 15' 5" x 12' 2" (4.7m x 3.71m)

BEDROOM THREE 12' 5" x 9' 5" (3.78m x 2.87m)

BEDROOM FOUR 9' 5" x 8' 3" (2.87m x 2.51m)

BATHROOM

OUTSIDE

REAR GARDEN

GARAGE

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only

GROUND FLOOR

1ST FLOOR



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 Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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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