

Old College Walk, Cosham

Portsmouth, PO6 2DB

Asking Price Of

£310,000

Modern 3-bedroom townhouse with driveway parking and low-maintenance garden. Features include a spacious lounge with French doors, modern kitchen/breakfast room, cloakroom, family bathroom and generous main bedroom with en-suite. Well presented throughout.



Property Features

- THREE BEDROOM TOWNHOUSE
- MAIN BEDROOM WITH ENSUITE
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LOUNGE
- CLOAKROOM
- LOW MAINTENANCE GARDEN
- MODERN FAMILY BATHROOM
- DRIVEWAY PARKING
- GREAT TRANSPORT LINKS
- VIEWING IS HIGHLY RECOMMENDED

OVERVIEW

Old College Walk is situated within the popular residential area of Cosham, in the north of Portsmouth, and is well regarded for its excellent transport connections, family-friendly environment and convenient access to both Portsmouth city centre and surrounding areas. The location offers an attractive balance of suburban living whilst remaining close to a wide range of amenities, making it particularly popular with families and commuters.

The area benefits from excellent road and rail links. Cosham railway station is located nearby and provides regular services to Portsmouth Harbour, Southampton, Brighton and London Waterloo, making the area ideal for those commuting locally or further afield. There is also quick access to the A3(M), M27 and M275 motorway network, allowing convenient travel towards Southampton, Chichester, Winchester and London.

Regular bus services operate throughout Cosham and Portsmouth, providing easy access to surrounding districts, shopping areas and Queen Alexandra Hospital.

Residents benefit from a wide range of nearby amenities and everyday conveniences. Cosham High Street offers a selection of independent shops, cafés, supermarkets, banks and essential services, while larger retail and leisure facilities can be found nearby at Port Solent and Gunwharf Quays. Tesco Extra and additional convenience stores are also within easy reach of the property.

The area is particularly popular with families due to its range of well-regarded schools and favourable school catchments, including Highbury Primary School, Court Lane Infant & Junior Academies, Springfield School and Trafalgar School.

There are also a number of nearby green spaces and recreational facilities, with Alexandra Park, Baffins Pond and Portsdown Hill all offering opportunities for outdoor leisure and scenic walks. Port Solent Marina is also within easy reach and provides a range of restaurants, bars, leisure facilities and waterside walks.

Overall, Cosham is considered a desirable and well-connected residential area offering quieter surroundings, larger homes and more green space than central Portsmouth, whilst still providing excellent access to transport links, amenities and local facilities. Old College Walk itself is positioned within a quiet residential development, making it an appealing location for a wide range of occupiers.



PROPERTY DESCRIPTION

A modern and well-presented three-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, complete with driveway parking and a low-maintenance rear garden.

The ground floor comprises a welcoming entrance hallway, convenient cloakroom, contemporary kitchen/breakfast room and a spacious lounge. The modern kitchen is fitted with a built-in oven, hob and extractor fan, with additional space for a washing machine and fridge/freezer, along with ample room for a dining table and chairs, creating an ideal family and entertaining space.

To the rear of the property, the generous lounge benefits from French doors opening onto a low-maintenance enclosed garden, perfect for enjoying outdoor living during the warmer months. The garden also includes a useful storage shed and offers plenty of space for outdoor furniture and a BBQ area.

The first floor offers two well-proportioned bedrooms alongside the main family bathroom, all tastefully decorated in neutral tones to create a bright and welcoming feel throughout.

Occupying the entire top floor is the impressive main bedroom suite, featuring a generously sized en-suite shower room and stylish décor, providing a peaceful and private retreat.

This attractive home has been well maintained throughout and offers a warm and inviting atmosphere, making it an ideal home for families, professional couples or those seeking flexible modern living accommodation.



ROOM MEASUREMENTS

HALLWAY- 16' 9" x 4' 9" (5.11m x 1.45m)

CLOAKROOM - 5' 6" x 2' 8" (1.68m x 0.81m)

KITCHEN/DINING ROOM - 16' 0" x 6' 1" (4.88m x 1.85m)

LIVING ROOM - 13' 6" x 12' 8" (4.11m x 3.86m)

LANDING - 18' 0" x 6' 4" (5.49m x 1.93m)

BEDROOM TWO - 12' 3" x 10' 9" (3.73m x 3.28m)

FAMILY BATHROOM - 6' 10" x 6' 3" (2.08m x 1.91m)

BEDROOM THREE - 11' 2" x 6' 4" (3.4m x 1.93m)

LANDING - 4' 6" x 3' 3" (1.37m x 0.99m)

MAIN BEDROOM - 12' 9" x 11' 7" (3.89m x 3.53m)

EN SUITE - 9' 4" x 7' 8" (2.84m x 2.34m)

MATERIAL INFORMATION

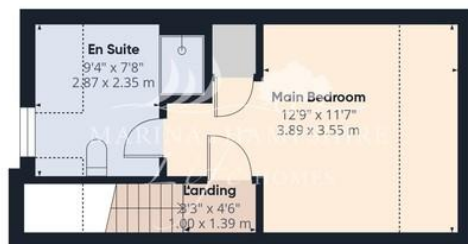
- Price (£) - £310,000
 - Tenure – Freehold
 - Council tax band (England, Wales and Scotland) - Band C, Portsmouth Council
 - Service Charge- £269.19 Reviewed annually in January
 - 100% of the ownership of the property being sold
 - Mains Water Supply
 - Mains Electricity
 - Heating - Gas Central Heating
 - Broadband - Fibre available
 - Parking- Driveway
 - Construction- Brick and block
 - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
 - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Stamp Duty Land Tax
- Land Registration Fees
- Solicitors Fees and Disbursements
- We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







MARINA HAMPSHIRE
Life HOMES

Approximate total area^(b)1027 ft²95.3 m²

Reduced headroom

60 ft²5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@hampshirelifehomes.co.uk
02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements