

Offers In Excess Of
£365,000
4 Rosebery Avenue
Portsmouth, PO6 2PZ

PROPERTY SUMMARY

Located within easy access to Cosham High Street and Cosham railway station is this beautifully presented, extended three-bedroom family home, nestled in Rosebery Avenue. The property comprises an entrance hallway, a spacious lounge, a second reception room, a dining area, a modern fitted kitchen, and a downstairs WC. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the home benefits from a westerly-facing rear garden and a garage.





FRONT Front garden, pathway leading to front door.

HALLWAY

LOUNGE 13' 6 into bay" x 13' 4" (4.11m x 4.06m)

RECEPTION ROOM 12' 0" x 11' 7" (3.66m x 3.53m)

DINING AREA 14' 9" x 8' 8" (4.5m x 2.64m)

WC

LANDING

BEDROOM ONE 14' 2 into bay" x 12' 0" (4.32m x 3.66m)

BEDROOM TWO 12' 6" x 11' 9" (3.81m x 3.58m)

BEDROOM THREE 8' 1" x 6' 7" (2.46m x 2.01m)

FAMILY BATHROOM 6' 1" x 5' 8" (1.85m x 1.73m)

REAR GARDEN

GARAGE

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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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	71 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.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk