



£329,995
174 Hawthorn Crescent
Portsmouth, PO6 2TR

PROPERTY SUMMARY

Offered with no forward chain and located in Hawthorn Crescent, you will find this three bedroom end of terrace family home. This property is located within easy access of Cosham High Street and Train Station as well as being positioned close to local motorway links. The accommodation briefly comprises of two spacious reception rooms, a kitchen and a modern downstairs shower room, while to the first floor you will find three double bedrooms and a shower room. Other benefits include off road parking, a garage and a south facing rear garden. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, shared driveway leading to garage, access to front door.

HALLWAY

LOUNGE 17' 6" x 11' 0" into bay" (5.33m x 3.35m)

DINING ROOM 11' 7" x 10' 6" (3.53m x 3.2m)

KITCHEN 16' 1" x 6' 6" (4.9m x 1.98m)

SHOWER ROOM

GARDEN ROOM 7' 3" x 6' 11" (2.21m x 2.11m) Accessed via rear garden.

LANDING

BEDROOM ONE 17' 7" x 11' 0" into bay" (5.36m x 3.35m)

BEDROOM TWO 11' 10" x 8' 8" (3.61m x 2.64m)

BEDROOM THREE 11' 9" x 8' 6" (3.58m x 2.59m)

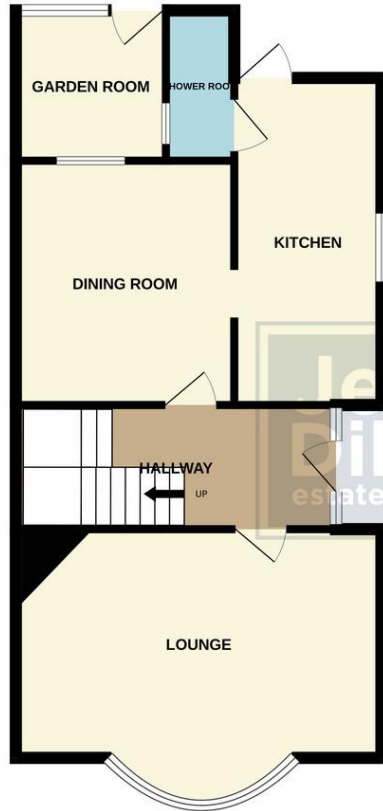
SHOWER ROOM

REAR GARDEN

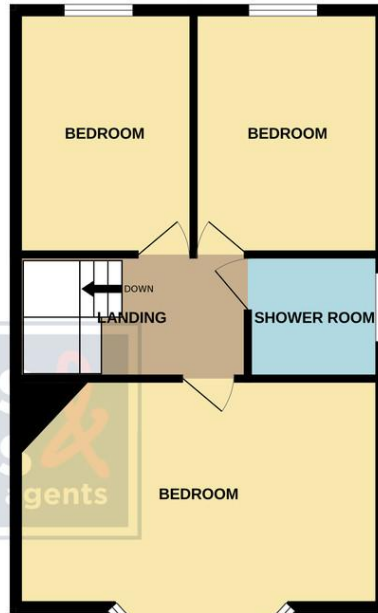
GARAGE



GROUND FLOOR



1ST FLOOR



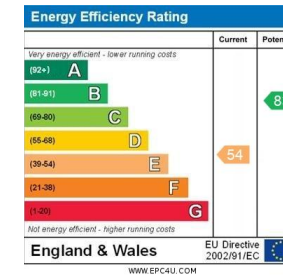
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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
Dibbens**
estate and letting agents

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