

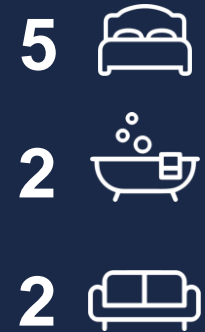


Offers In Excess Of  
**£525,000**  
**6 Orkney Road**  
Portsmouth, PO6 3UE



## PROPERTY SUMMARY

Situated in the ever popular location of Orkney Road on the Cosham Heights Estate, you will find this five bedroom detached house with easy access to QA Hospital, Motorway and Cosham Train Station. To the ground floor the property consists of a WC, two spacious reception rooms, a conservatory, a modern fitted kitchen and utility room. To the first floor you will find a family bathroom, five good size bedrooms of which the master bedroom boast a dressing area and ensuite. Externally you will find side and rear gardens as well as off road parking and access to a double garage at the front of the property. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking for multiple vehicles, up and over door to double garage, front door to property.

#### **HALLWAY**

#### **WC**

**LOUNGE** 21' 6" x 11' 5" (6.55m x 3.48m)

**CONSERVATORY** 11' 8" x 10' 5" (3.56m x 3.18m)

**DINING ROOM** 10' 4" x 10' 4" (3.15m x 3.15m)

**KITCHEN** 11' 6" x 10' 4" (3.51m x 3.15m)

**UTILITY ROOM** 6' 6" x 5' 9" (1.98m x 1.75m)

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 7" x 11' 9" (3.84m x 3.58m)

#### **ENSUITE**

**BEDROOM TWO** 10' 8" x 10' 8" (3.25m x 3.25m)

**BEDROOM THREE** 10' 9" x 9' 9" (3.28m x 2.97m)

**BEDROOM FOUR** 9' 8" x 9' 1" (2.95m x 2.77m)

**BEDROOM FIVE** 10' 5" x 7' 9" (3.18m x 2.36m)

#### **FAMILY BATHROOM**

#### **REAR & SIDE GARDENS**

**DOUBLE GARAGE** 16' 8" x 16' 7" (5.08m x 5.05m)





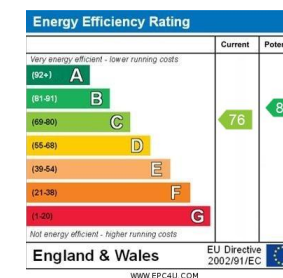
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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