



**£400,000**  
**148 Hawthorn Crescent**  
Portsmouth, PO6 2TR

## PROPERTY SUMMARY

We are delighted to present this spacious three-bedroom end of terrace home, in the highly sought-after location of Hawthorn Crescent, Cosham. With excellent access to both road and rail links, as well as being conveniently close to QA Hospital, this property offers an ideal setting for families and commuters alike. The ground floor features a spacious lounge, a modern kitchen/diner, and a convenient downstairs WC. Upstairs, you'll find three double bedrooms - of which the master includes a walk in wardrobe, and a family bathroom. Making this home perfectly suited for a growing family. Externally, the property boasts a large south - facing patioed rear garden, along with a garage and a hardstand. It also benefits from access to highly regarded schools and colleges in the surrounding area. To arrange a viewing, contact our Drayton office today!





## OFF ROAD PARKING

## PORCH

## HALLWAY

**LOUNGE** 17' 6" x 14' 2" (5.33m x 4.32m)

**KITCHEN/DINER** 17' 5MAX" x 17' 5" (5.31m x 5.31m)

**W/C** 3' 0" x 2' 7" (0.91m x 0.79m)

## LANDING

**BEDROOM 1** 17' 5 max" x 14' 2" (5.31m x 4.32m)

With walk-in wardrobe.

**BEDROOM 2** 11' 8" x 8' 7" (3.56m x 2.62m)

**BEDROOM 3** 11' 8" x 8' 5" (3.56m x 2.57m)

**BATHROOM** 5' 8" x 5' 7" (1.73m x 1.7m)

## REAR GARDEN



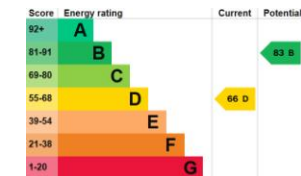
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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