

13 Mulberry Lane
Cosham, Hampshire PO6 2QU
Asking Price £500,000

cosgroves
Sales, Rentals and Block Management

BRIGHT & AIRY THREE DOUBLE BEDROOM DETACHED FAMILY HOME LOCATED IN THIS POPULAR PART OF COSHAM. Driveway to front with off road parking, garage and gardens to three sides. The spacious accommodation comprises double aspect lounge and dining room, both of which have bay windows overlooking the gardens. The kitchen requires updating but is of a good size and could potentially be opened up into the dining room to make an impressive space across the back of the house. There is a ground floor cloakroom, modern first floor shower room with under floor heating and three double bedrooms. Although the property requires some updating it has been priced accordingly and retains some period features/charm. Conveniently located a short distance from Cosham High Street, train station, schools, supermarkets, bus routes and easy access to A27, A3, M27 & M275.







Porch
Covered porch with tiled floor leading to:

Entrance Hall
Stained glass front door, coved ceiling, radiator, stairs to first floor with under stairs storage cupboards.

Cloakroom 6' x 2'11 (1.83m x 0.89m)
Suite comprising WC, wash hand basin with storage below, radiator, extractor, window to side.

Lounge 16'9 x 13'4 (5.11m x 4.06m)
Bright and airy double aspect room with double glazed bay window to front with stained glass windows above, two double glazed windows to side, coved ceiling, picture rail, radiator, fireplace with mantlepiece over.

Dining Room 1'2 x 15'3 into bay (0.36m x 4.65m into bay)
Bright and airy double aspect room with double glazed window to rear overlooking garden and double glazed doors to side with stained glass above leading to garden, coved ceiling, radiator, archway to:

Kitchen 13'11 x 9'5 (4.24m x 2.87m)
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, fridge, freezer, dishwasher, plumbing for washing machine, part tiled walls, radiator, double glazed window and door to rear leading to garden.

First Floor Landing
Double glazed window to front, coved ceiling, picture rail, storage cupboards housing Worcester boiler, additional walk in storage cupboard.

Bedroom 1 17'4 into bay x 13'4 (5.28m into bay x 4.06m)
Bright and airy double aspect room with double glazed bay window to front, two double glazed windows to side, built in wardrobes, radiator.

Bedroom 2 13' x 11'2 (3.96m x 3.40m)
Double glazed window to rear, built in wardrobe, radiator.

Bedroom 3 13' x 8' (3.96m x 2.44m)
Double glazed window to rear, built in wardrobe, radiator.

Shower Room 7'10 x 7'6 (2.39m x 2.29m)
Modern suite comprising double walk in shower, WC, wash hand basin with range of storage cupboards below, part tiled walls, tiled flooring with underfloor heating, ladder radiator, spotlights, hatch to loft, double glazed window to front.

Driveway
Driveway to front offering off road parking.

Garage 14'8 x 7'8 (4.47m x 2.34m)
Up and over door, light, power, gas meter, door to side.

Gardens
Attractive gardens to three sides with lawns, patio areas, wall and fenced boundaries with shrub borders, outside tap, timber shed.

Additional Information
Tenure - Freehold

Council tax - Band E

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.











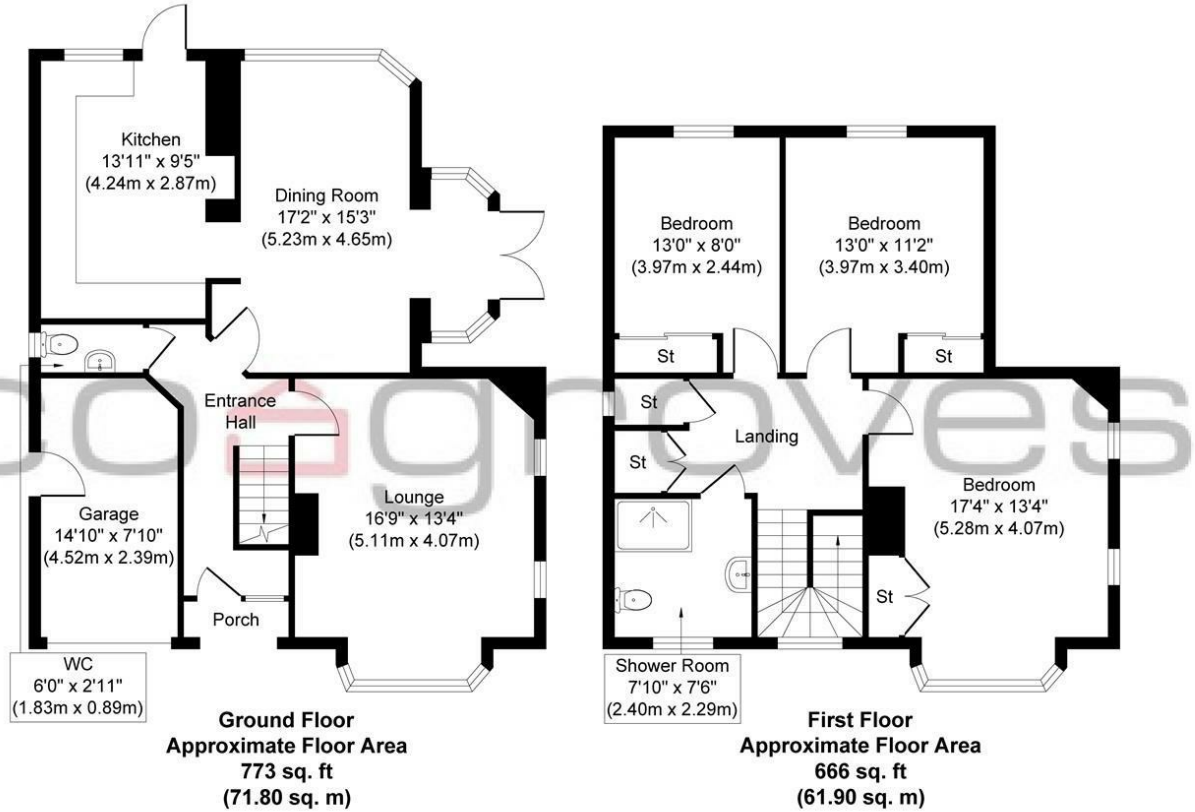

Ground Floor
Approximate Floor Area
773 sq. ft
(71.80 sq. m)

First Floor
Approximate Floor Area
666 sq. ft
(61.90 sq. m)

Mulberry Lane, Cosham, PO6 2QU

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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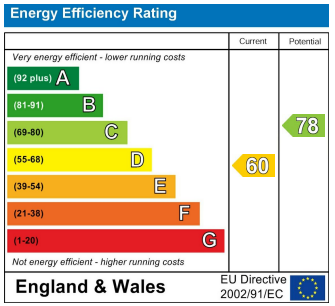

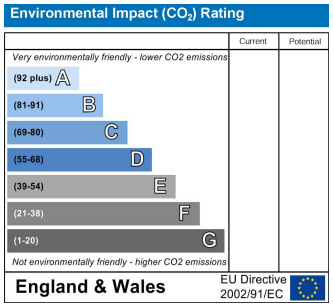

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