



£265,000
58 Freshwater Road
Portsmouth, PO6 3HU

PROPERTY SUMMARY

We're pleased to present to the market this well presented two bedroom property located in Freshwater Road, Cosham. The property is ideally positioned within easy access of Cosham High Street, Train and Bus Station as well as being close to QA Hospital. The property briefly consists of lounge, modern fitted kitchen and a bathroom to the ground floor which two good size double bedrooms occupy the first floor. Externally there is off road parking, a south facing rear garden and a outbuilding/bar complete with power and lighting. To arrange your viewing contact our Drayton Office today!





FRONT Hard standing for off road parking, front door to property.

HALLWAY

BATHROOM 7' 0" x 5' 8" (2.13m x 1.73m)

LOUNGE 12' 9" x 11' 9" (3.89m x 3.58m)

KITCEHN 10' 5 max" x 8' 4 max" (3.18m x 2.54m)

LANDING

BEDROOM ONE 12' 9" x 11' 9" (3.89m x 3.58m)

BEDROOM TWO 14' 9" x 9' 3" (4.5m x 2.82m)

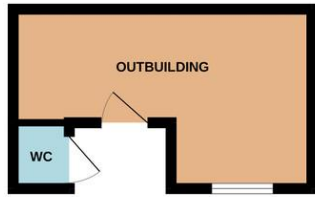
REAR GARDEN

OUTBUILDING 21' 8 max" x 10' 9 max" (6.6m x 3.28m) Power and Lighting.

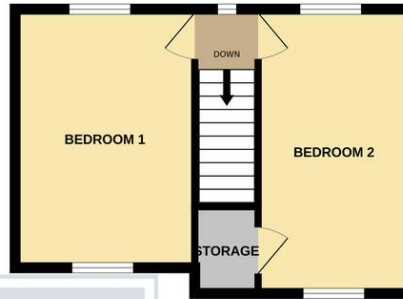
WC



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 A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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 & Dibbens
estate and letting agents

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