



OFFERS OVER
£350,000
55 Tudor Crescent
Cosham, PO6 2SR

PROPERTY SUMMARY

We are pleased to present this four-bedroom mid-terrace home on Tudor Crescent. The property features a spacious lounge, a combined kitchen/diner, a modern downstairs WC, and a conservatory with double-door access to the garden. On the first floor, you will find a tiled family bathroom and two generous bedrooms, while the second floor comprises a primary bedroom with an ample ensuite and a double bedroom across the hall. Additional highlights include off-road parking and rear garden access. To book a viewing contact our Drayton office today!





HALLWAY

KITCHEN 16' 8" x 6' 2" (5.08m x 1.88m)

LOUNGE 13' 6" x 12' 9" (4.11m x 3.89m)

CONSERVATORY 12' 1" x 9' 5" (3.68m x 2.87m)

LANDING

BEDROOM 3 12' 9" x 12' 4" (3.89m x 3.76m) 1ST FLOOR

BATHROOM

BEDROOM 4 11' 0" x 6' 2" (3.35m x 1.88m) 1ST FLOOR

LANDING

BEDROOM 2 12' 4" x 9' 3" (3.76m x 2.82m) 2ND FLOOR

BEDROOM 1 15' 3" x 12' 8" (4.65m x 3.86m) 2ND FLOOR

ENSUITE BEDROOM 1

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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B	83	87
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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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