



**£655,000**  
**102 Havant Road**  
Cosham, PO6 2JF

WOOLNER

## PROPERTY SUMMARY

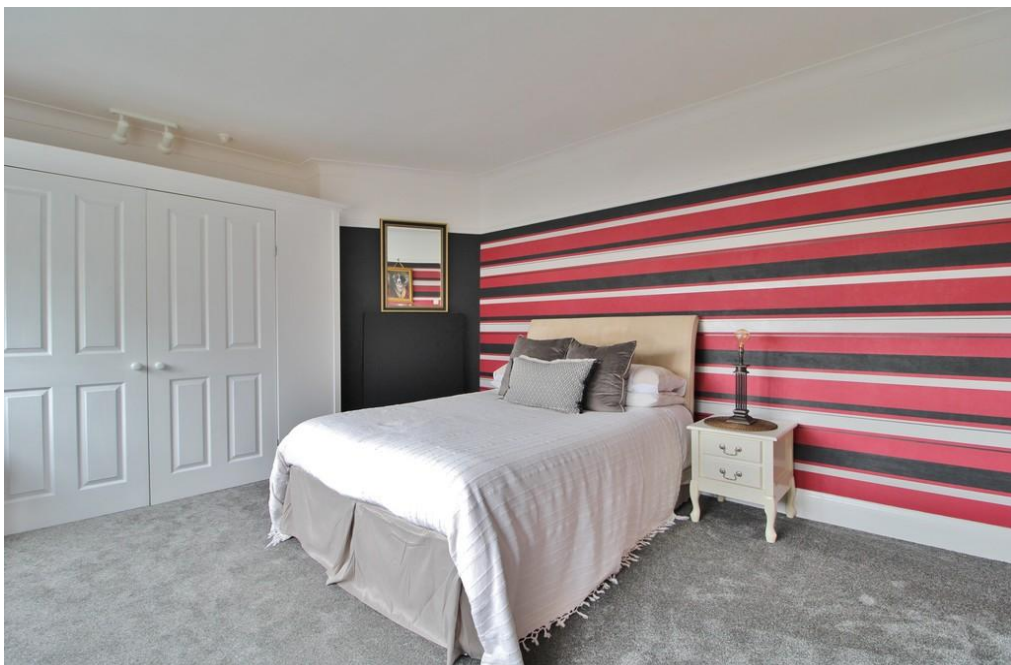
We're pleased to present to the market this substantial four bedroom detached house situated on the Havant Road. The property briefly consists of an entrance hall, two reception rooms, a kitchen, a conservatory and a downstairs WC. Ascending the stairs to the gallery landing you will find four spacious bedrooms and a modern family bathroom. Externally there are gardens to the front, side and rear of the property as well as a driveway and garage. We highly recommend an internal viewing to fully appreciate the accommodation on offer.

4 

1 

2 





**ENTRANCE HALL** 14' 7" x 9' 6" (4.44m x 2.9m)

**KITCHEN** 14' 7" x 12' 9" (4.44m x 3.89m)

**RECEPTION ROOM ONE** 15' 2" x 14' 8" into bay (4.62m into bay x 4.47m)

**RECEPTION ROOM TWO** 19' 1" into bay x 15' 3" (5.82m into bay x 4.65m)

**CONSERVATORY** 15' 5" x 4' 5" (4.7m x 1.35m)

**BOOT ROOM** Cupboard for washing machine, WC.

#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 13' 9" x 13' 2" excluding wardrobe depth (4.19m x 4.01m excluding wardrobe depth)

**BEDROOM TWO** 15' 5" x 12' 2" (4.7m x 3.71m)

**BEDROOM THREE** 12' 5" x 9' 5" (3.78m x 2.87m)

**BEDROOM FOUR** 9' 5" x 8' 3" (2.87m x 2.51m)

**BATHROOM**

**OUTSIDE**

**REAR GARDEN**

**GARAGE**



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 E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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