

£290,000

13 Gurnard Road

Portsmouth, PO6 3HN

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom semi detached house located in Gurnard Road, Cosham. The property resides within easy access of QA Hospital, Cosham High Street and Train Station as well as having easy access to local motorway and bus links. The accommodation consists of a spacious lounge/diner, a kitchen and a downstairs bathroom, while to the first floor there are three bedrooms. Externally you will find a low maintenance rear garden and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, side access to rear garden.

HALLWAY

LOUNGE/DINER 20' 1" x 12' 4" (6.12m x 3.76m)

KITCHEN 11' 3" x 8' 2" (3.43m x 2.49m)

BATHROOM 5' 10" x 5' 4" (1.78m x 1.63m)

LANDING

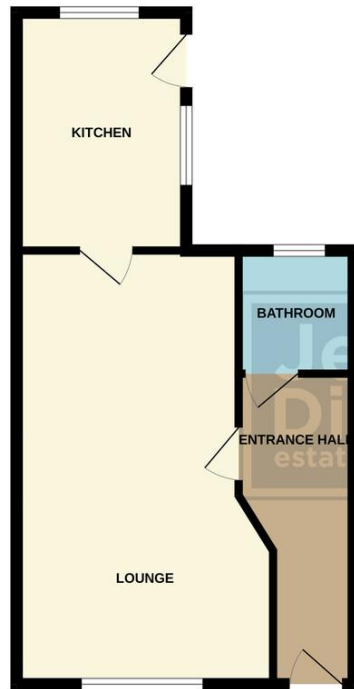
BEDROOM ONE 12' 3" x 9' 3" (3.73m x 2.82m)

BEDROOM TWO 10' 6" x 7' 6" (3.2m x 2.29m)

BEDROOM THREE 8' 11" x 6' 11" (2.72m x 2.11m)

REAR GARDEN

GROUND FLOOR



1ST FLOOR



13 GURNARD ROAD, COSHAM

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. The 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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 &**
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