

OFFERS IN EXCESS OF
£400,000
28 Knowsley Road
Portsmouth, PO6 2PF

PROPERTY SUMMARY

Situated within a short walk of Cosham High Street and train Station, you will find this spacious four bedroom semi detached family home, located in Knowsley Road. The property has benefitted from both rear and loft extensions and now consists of a lounge, a sitting room, an open plan kitchen/diner, a conservatory and a downstairs WC. To the first floor you will find three bedrooms and a modern family bathroom, while the second floor accommodates a spacious main bedroom with far reaching views. To the rear of the property you will find a large south facing rear garden with access to a hardstanding which provides off road parking for two vehicles. We highly recommend a viewing to fully appreciate everything that this property has to offer, to arrange your viewing contact our Drayton Office today!

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FRONT Courtyard front garden leading to front door.

HALLWAY

LOUNGE 16' 8" x 10' 9" (5.08m x 3.28m)

SITTING ROOM 16' 9" x 13' 2" (5.11m x 4.01m)

KITCHEN/DINER 16' 9" x 14' 1" (5.11m x 4.29m)

CONSERVATORY 12' 9" x 8' 8" (3.89m x 2.64m)

UTILITY CUPBOARD

WC

FIRST FLOOR LANDING

BEDROOM TWO 16' 9" x 10' 9" (5.11m x 3.28m)

BEDROOM THREE 13' 2" x 10' 7" (4.01m x 3.23m)

BEDROOM FOUR 10' 2" x 5' 7" (3.1m x 1.7m)

BATHROOM 7' 11" x 5' 9" (2.41m x 1.75m)

SECOND FLOOR LANDING

BEDROOM ONE 15' 11" x 12' 8" (4.85m x 3.86m)

REAR GARDEN Garden shed to remain. Access to parking area to the rear of the garden.

HARDSTANDING Space for off road parking for two cars, accessed via a tarmacked service road.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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
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