

£425,000

164 Hawthorn Crescent

Portsmouth, PO6 2TR

PROPERTY SUMMARY

We are pleased to present to the market this stunning, extended four-bedroom terraced house, situated in Hawthorn Crescent, Highbury. The property is conveniently located within easy reach of QA Hospital, Cosham Train Station and local motorway links, making it ideal for commuters. The accommodation comprises an entrance hallway, a lounge, a spacious open-plan kitchen/diner and a ground-floor shower room with WC. To the first floor, there is a modern fitted family bathroom and three bedrooms, while the impressive master bedroom, complete with an en-suite shower room, occupies the second floor. Externally, the property benefits from a low-maintenance rear garden, complete with a hot tub and a useful outbuilding with power and lighting. Further benefits include off-road parking to the front of the property and gas central heating. To arrange your viewing, contact our Drayton office today!

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FRONT Off road parking located to the front of the property, front door to hallway.

LOUNGE 15' 5 into bay" x 10' 10" (4.7m x 3.3m)

KITCHEN/DINER 32' 7 max" x 17' 0" (9.93m x 5.18m)

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM TWO 15' 7 into bay" x 9' 5" (4.75m x 2.87m)

BEDROOM THREE 12' 7" x 11' 6" (3.84m x 3.51m)

BEDROOM FOUR 7' 10" x 7' 7" (2.39m x 2.31m)

FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM ONE 19' 5 max" x 10' 10 max" (5.92m x 3.3m) Door to ensuite.

ENSUITE 7' 5" x 6' 4" (2.26m x 1.93m)

REAR GARDEN Partly laid to artificial lawn with two patio areas, hot tub and access to outbuilding.

OUTBUILDING



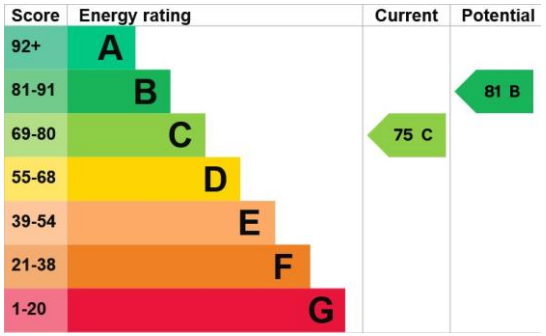
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

VIEWINGS
By prior appointment only



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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