



**£375,000**  
**1 St. Colmans Avenue**  
Portsmouth, PO6 2JJ

P Mon - Fri  
8am - 6pm  
2 hours  
No return to zone  
within 4 hours  
BC Zone Permit  
Holders Exempt

## PROPERTY SUMMARY

Situated in the hill slope cul de sac location of St. Colmans Avenue, Cosham, we're pleased to present to the market this three bedroom semi detached house. The accommodation consists of a porch, a hallway, two spacious reception rooms, a kitchen, a conservatory and a downstairs WC. Ascending the stairs to the first floor you will find three good size bedrooms, a family bathroom and a separate WC. Other benefits include gas central heating, double glazing and a west facing rear garden. To arrange your viewing contact our Drayton Office today!





**FRONT** Steps leading to front door.

**PORCH**

**HALLWAY**

**LOUNGE** 15' 0" x 14' 6 max" (4.57m x 4.42m)

**WC**

**KITCHEN** 10' 4" x 9' 6" (3.15m x 2.9m)

**DINING ROOM** 16' 8" x 12' 6" (5.08m x 3.81m)

**CONSERVATORY** 25' 4 max" x 7' 4 max" (7.72m x 2.24m)

**LANDING**

**BEDROOM ONE** 15' 0" x 14' 8 max" (4.57m x 4.47m)

**BEDROOM TWO** 13' 0" x 12' 8" (3.96m x 3.86m)

**BEDROOM THREE** 10' 4" x 9' 6" (3.15m x 2.9m)

**BATHROOM**

**WC**

**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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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.



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