Jeffries & Dibbens
estate and letting agents

£350,000

17 Park Lane

Portsmouth, PO6 2QS

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this beautifully presented four bedroom house situated in Park Lane, Cosham and within easy access to Cosham Train Station, Highstreet and QA Hospital. The accommodation consists of a lounge, a kitchen/diner, a conservatory, a utility and a downstairs shower room. To the first floor you will find three bedrooms and a family bathroom, while a master bedroom and ensuite occupy the second floor. Externally you will find a recently landscaped rear garden with access to an outbuilding with power and lighting, ideal for a home office or gym, as well as off road parking being located to the front of the property. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking located to front, steps leading up to the property and front door to hallway.

HALLWAY

LOUNGE 13' 1" x 12' 0" (3.99m x 3.66m)

KITCHEN/DINER 17' 8 max" x 12' 11 max" (5.38m x 3.94m)

CONSERVATORY 11' 1" x 11' 1" (3.39m x 3.39m)

UTILITY

SHOWER ROOM

FIRST FLOOR LANDING

BEDROOM TWO 11' 8" x 11' 7" (3.56m x 3.53m)

BEDROOM THREE 10' 7" x 7' 4" (3.23m x 2.24m)

BEDROOM FOUR 9' 0" x 6' 9" (2.74m x 2.06m)

BATHROOM

LANDING

BEDROOM ONE 17' 8" x 13' 6" (5.38m x 4.11m)

ENSUITE

REAR GARDEN

OUTBUILDING 11' 1" x 11' 1" (3.38m x 3.38m) Power and lighting.

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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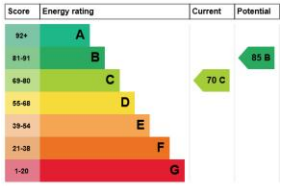
LOCAL AUTHORITY
Portsmouth City Council

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.

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