

£450,000

11 St. Colmans Avenue

Cosham, PO6 2JJ

NO FORWARD CHAIN! We are pleased to welcome to the sales market this three bedroom semi-detached family home in the popular cul-de-sac location of St. Colman's Avenue, Cosham. The property is only a short distance from Cosham High Street, Cosham Railway Station, recreation grounds and other local amenities. The accommodation comprises; porch, entrance hall, lounge, sitting room, kitchen, utility room, conservatory and WC to the ground floor. On the first floor you will find three bedrooms a separate WC and family bathroom. Additional benefits to the property include a garage to the rear, westerly facing garden, gas central heating and double glazing throughout. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton).





PORCH

ENTRANCE HALL 8' 2" x 12' 8" (2.49m x 3.86m)

WC 2' 5" x 5' 0" (0.74m x 1.52m)

LOUNGE 11' 10" x 15' 2" (3.61m x 4.62m)

SITTING ROOM 17' 0" x 12' 11" (5.18m x 3.94m)

CONSERVATORY 12' 11" x 8' 9" (3.94m x 2.67m)

KITCHEN 10' 6" x 9' 9" (3.2m x 2.97m)

UTILITY 7' 9" x 4' 11" (2.36m x 1.5m)

LANDING

BEDROOM ONE 15' 4" x 14' 7" (4.67m x 4.44m)

BEDROOM TWO 13' 0" x 11' 7" (3.96m x 3.53m)

BEDROOM THREE 10' 7" x 10' (3.23m x 3.05m)

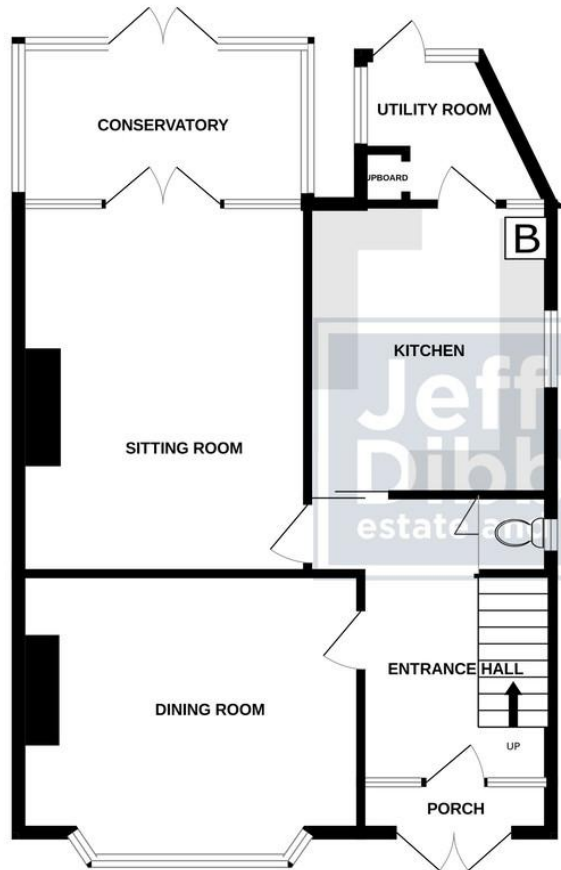
BATHROOM 8' 0" x 4' 9" (2.44m x 1.45m)

WC 3' 5" x 2' 5" (1.04m x 0.74m)

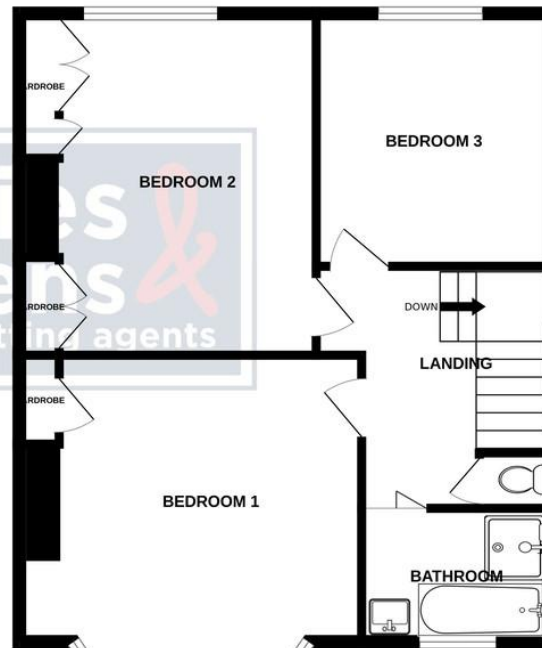
GARDEN

GARAGE

GROUND FLOOR



1ST FLOOR



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 E

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	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

**Jeffries
Dibbens**
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