



£280,000
7 Fort Widley Cottages
Cosham, PO6 3EU

We are delighted to welcome this beautiful two bedroom 'cottage' style house situated in the private elevated cul-de-sac on Southwick Hill Road, Cosham. The property has stunning far reaching views over the city and is a short distance from QA Hospital, Cosham High Street, Cosham Railway Station, locals schools and other amenities. The accommodation comprises; porch, lounge, dining area and fitted kitchen to the ground floor. On the first floor you will find two double bedrooms with built in storage and a bathroom. Additional benefits to the property include residents parking, a large sloped rear garden with seating areas and summer house, gas central heating and double glazing. A viewing is highly recommended to appreciate the property and location on offer.

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PORCH 6' 1" x 4' 8" (1.85m x 1.42m)

LOUNGE 16' 2" x 11' 9" (4.93m x 3.58m)

DINING AREA 8' 0" x 7' 9" (2.44m x 2.36m)

KITCHEN 7' 11" x 7' 7" (2.41m x 2.31 m) Housing combination boiler.

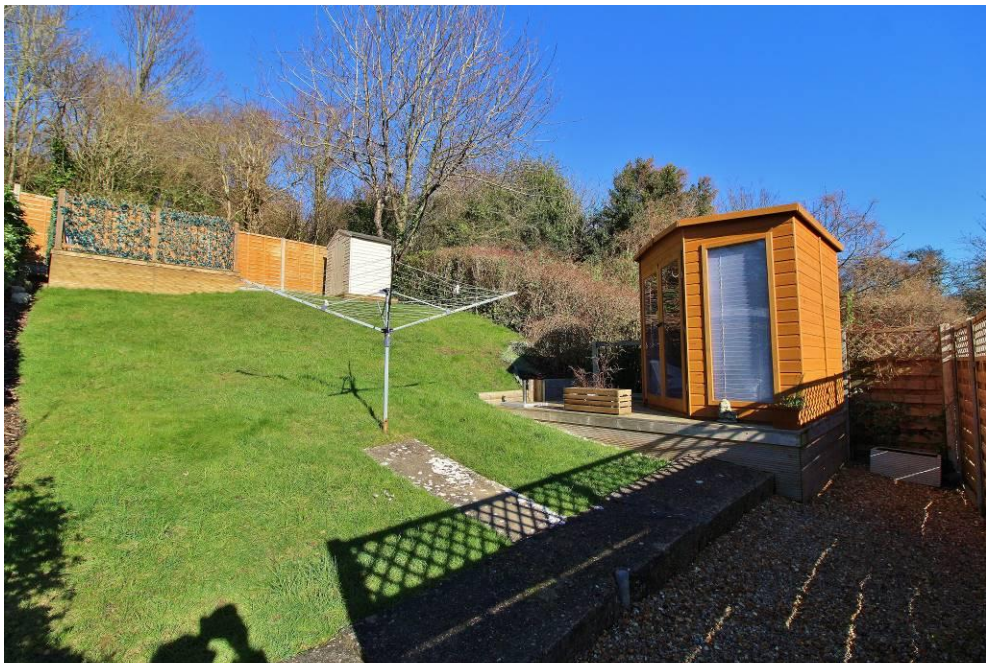
LANDING

BEDROOM ONE 12' 11" x 12' 9" (3.94m x 3.89m)

BEDROOM TWO 9' 9" x 7' 11" (2.97m x 2.41m)

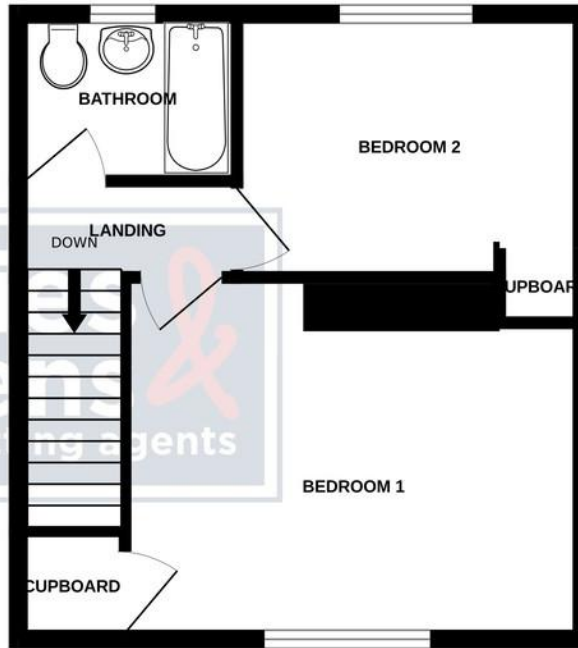
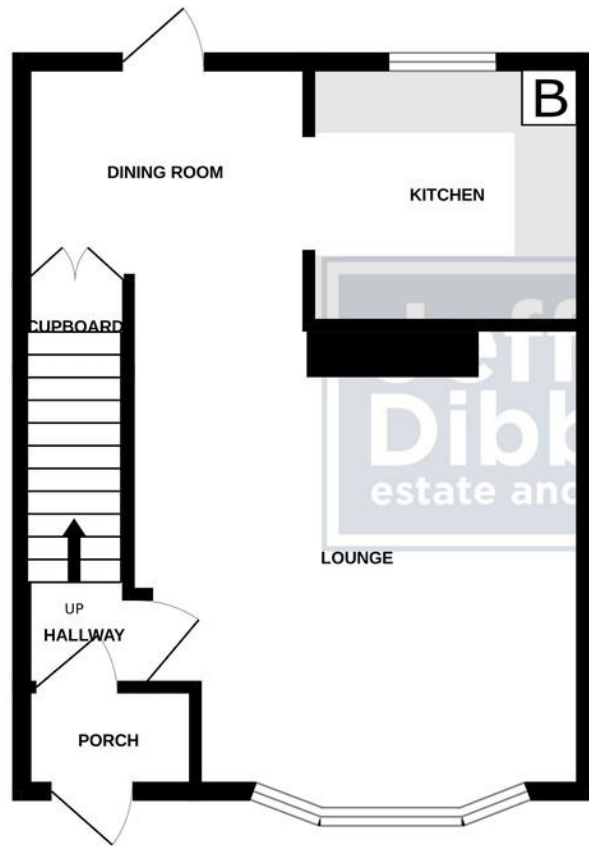
BATHROOM 5' 1" x 4' 10" (1.55m x 1.47m)

GARDEN Elevated garden with seating areas and summer house.



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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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



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