

# OLD COLLEGE WALK

C O S H A M | H A M P S H I R E | P O 6 2 D B



£335,000  
FREEHOLD

- Four Bedroom Three Storey Town House
- Attractive Modern Development
- Convenient Location Nr Shops & Railway
- Over 1,200 sq.ft (112.4 sq.m) of Accommodation
- 16ft Kitchen/Dining Room with Integrated Oven/Hob
- Fitted Master Bedroom with En-Suite Shower
- Southerly Facing Living Room Overlooking Garden
- Allocated Parking Bay and Visitor Permits





## In Brief

We have pleasure in marketing for sale this **FOUR BEDROOM** town house situated in this attractive development of **MODERN** town houses and apartments located just south of Cosham shopping centre, railway station and local schooling. The nearby **M27** is also nearby offering commuters the **PERFECT** location for travel to Portsmouth and other coastal towns.

At over 1,200 sq.ft (112.4 sq.m) spanning three floors, you will find some **FLEXIBILITY** with the accommodation which comprises; entrance hall, rear living room with French doors overlooking a good size **SOUTHERLY FACING** rear garden with shed and pedestrian gate access together with a ground floor cloakroom and 16ft fitted kitchen/dining room complete with **INTEGRATED** oven and hob. The first floor provides bedrooms three and four together with the main family bathroom while two further bedrooms including the master bedroom with fitted wardrobes and **EN-SUITE** shower room will be found on the top floor.

The property also benefits from gas central heating and double glazing throughout as well as an allocated **PARKING BAY** within the residents only parking facilities. Guest parking permits are also provided.

**£335,000**

## KEY FACTS

**TENURE:** Freehold

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'D'





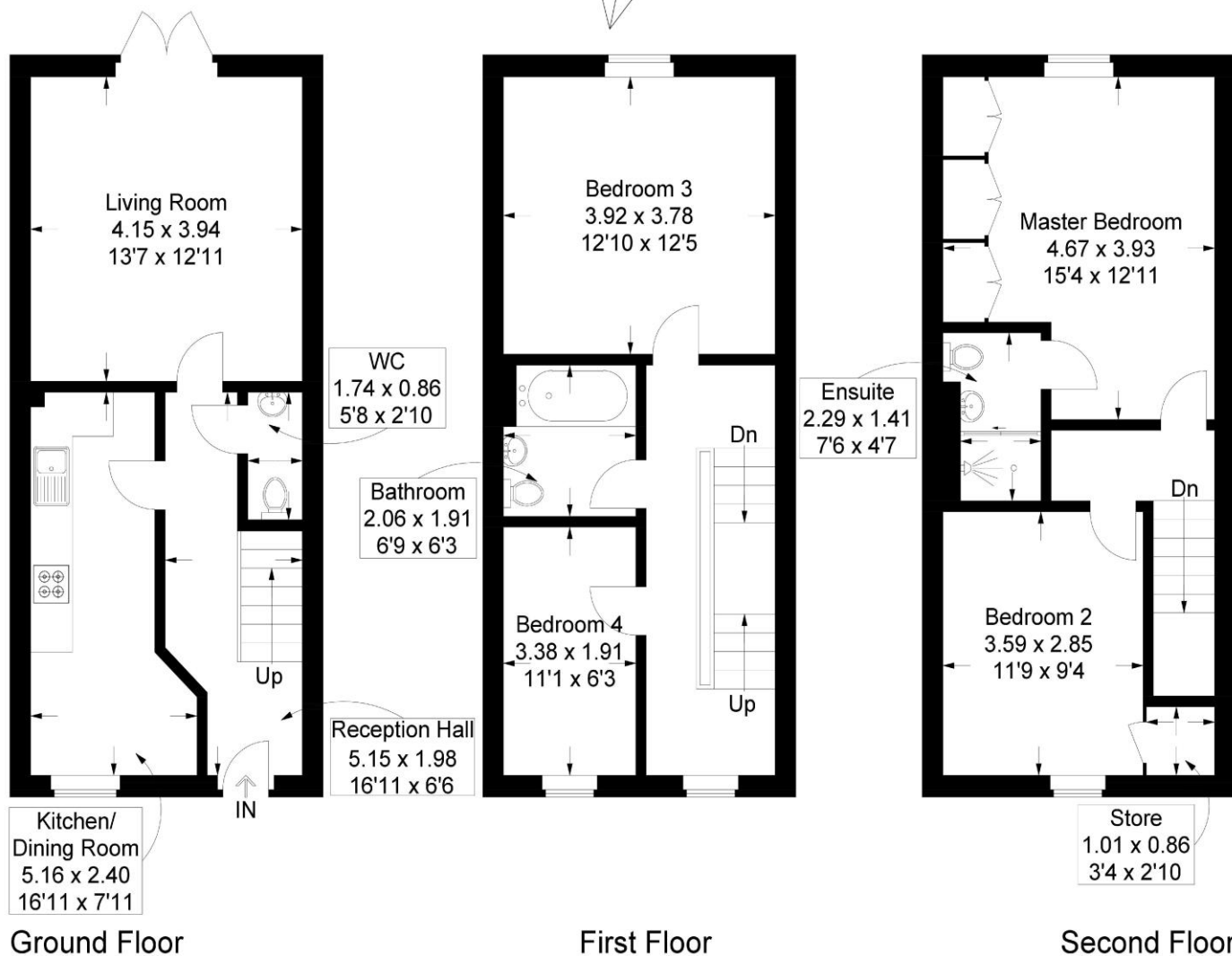
# OLD COLLEGE WALK

COSHAM | HAMPSHIRE | PO6 2DB



## Old College Walk, Cosham

Approximate Gross Internal Area = 112.4 sq m / 1210 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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