

BEACONSFIELD AVENUE

EAST COSHAM | HAMPSHIRE | PO6 2PS



£350,000
Freehold

- Charming Three Bedroom House
- In Need of Some Modernisation
- Popular Location, Court Lane Catchment
- Two Reception Rooms with Tiled Fireplaces
- Garden Room/Lean-To with Downstairs Cloakroom
- Garage and Parking at Rear of Property
- Front and Rear Gardens
- No Forward Chain



In Brief

We are delighted to bring to the market, this Three Bedroom Family Home, conveniently located for all amenities and is within the catchment area for Court Lane Infant/Junior and Springfield Senior Schools. Whilst in need of some modernisation, the property has a wonderful feeling of space and charm throughout and is complimented by some lovely character features. The good sized accommodation comprises:- Entrance Lobby through to the welcoming Entrance Hall which boasts attractive stained glass window panels, Living Room with curved bay window, Dining Room leading through to the Garden Room/Lean-To and adjacent Cloakroom. There is bright Kitchen to the rear of the property, also providing access to garden. Upstairs is a good sized Family Bathroom and Three Bedrooms - the Master also having the curved bay window to front aspect. Externally, the property benefits from a Garage and Parking to the rear, which can be accessed from a wide shared side driveway. There is a rear pedestrian gate taking you through to the Garden, which is laid to lawn with well established shrub borders, enclosed by brick walling to half height on either side and a personal door providing access to the garage. There is a pleasant frontage to the house with shrubs and paved areas, a pathway up to front door and walled and gated surround. A truly delightful property that will no doubt attract lots of interest, so we would highly recommend an Early Viewing to avoid disappointment.

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KEY FACTS

Council Tax Band - C

EPC Rating - D

Approximate Internal Area - 1322 Sq Ft.



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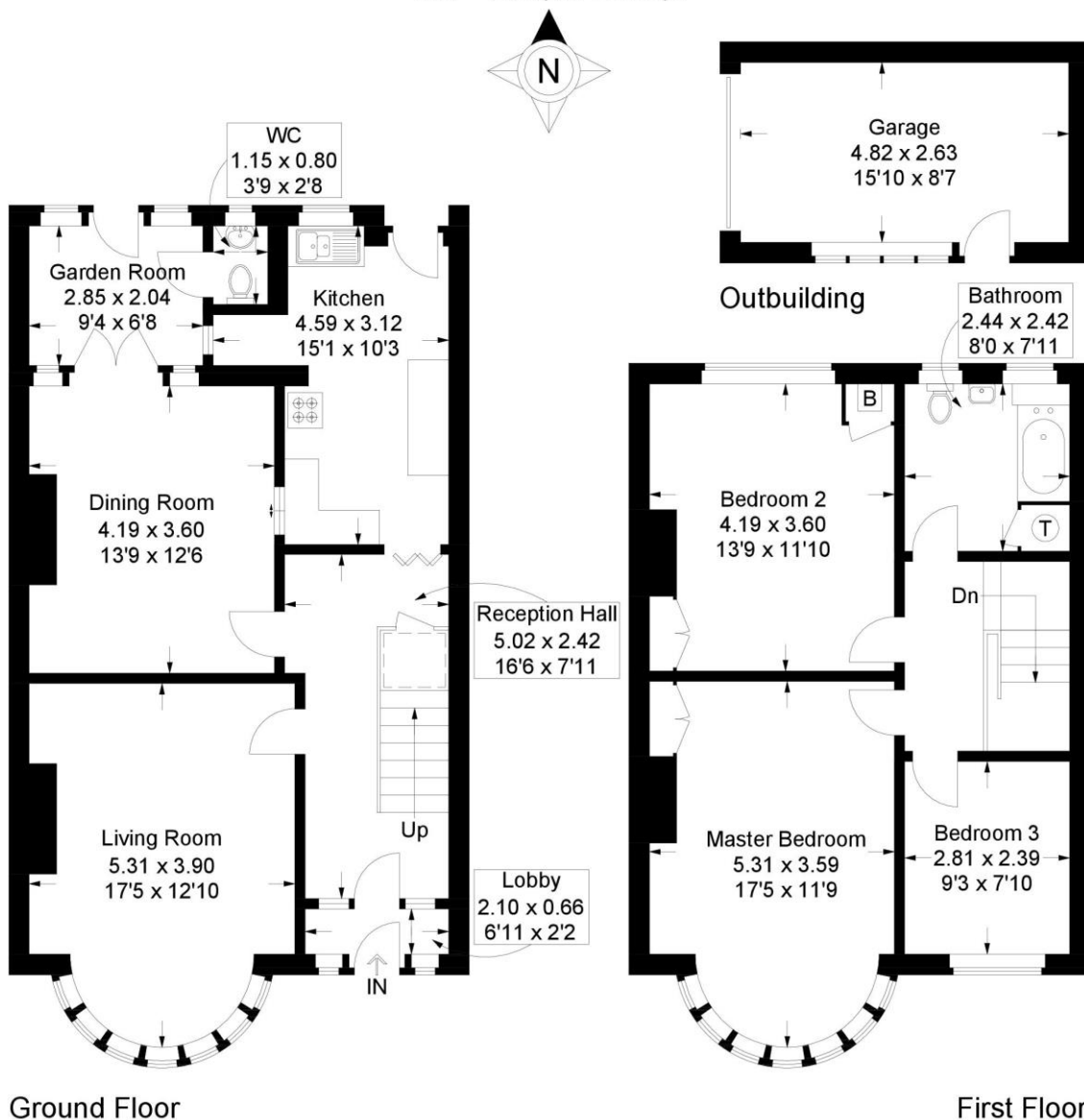


Beaconsfield Avenue, Cosham

Approximate Gross Internal Area = 122.8 sq m / 1322 sq ft

Outbuilding = 13.2 sq m / 142 sq ft

Total = 136 sq m / 1464 sq ft



= Reduced headroom below 1.5m / 5'0"

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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