



Cottage Grove, Southsea, PO5 1EW
£360,000

Tully
and Co.
Property Agents

A VERY SUBSTANTIAL SIX BEDROOM HOUSE WHICH IS PERFECT FOR THE GROWING FAMILY, OFFERED WITH IMMEDIATE VACANT POSSESSION AND NO FORWARD CHAIN!

Comprising of living room, dining room, 23'7" kitchen/breakfast room, cloakroom, two shower rooms and two separate W.C's

Benefits include gas central heating, double glazing, spacious rooms throughout, some period features and a Southerly aspect garden.



Tully & Co
157-159 Albert Road, Southsea, Hampshire, PO4 0JW
023 9273 2241



ENTRANCE

Front forecourt leading to main front door, spacious hallway with balustrade staircase to the first floor, understairs storage cupboard, period coving & high skirting boards, doors to:-

LIVING ROOM

16'2" into bay x 13'6" into recess

Upvc double glazed bay window to the front elevation with opening casements, period ceiling rose & coving, high skirting boards, radiator, fitted carpet & power points.

DINING ROOM

13'9" x 11'3"

Upvc double glazed window to the rear elevation with opening casement, period coving & ceiling rose, plastered walls & ceiling, wood fire surround, radiator, carpet & power points.

CLOAKROOM

Comprising of a push button W.C, handbasin, Upvc double glazed window to the side elevation & vinolay flooring.

KITCHEN/BREAKFAST ROOM

23'7" x 10'4"

Comprising of a range of wall & base units with brushed steel handles, two integrated stainless steel ovens, hobs & cooker hoods, double stainless steel sink with chrome mixer tap, plumbing for washing machine & dishwasher, combination boiler, breakfast area offering Upvc double glazed French doors leading to the Southerly aspect garden, plastered walls & ceiling, feature spotlights, radiator, laminate flooring & power points.

STAIRS TO MEZZANINE FLOOR

Doors to:-

SEPERATE W.C

Comprising of a push button W.C, handbasin, Upvc double glazed window & vinolay flooring.

SHOWER ROOM

Comprising of a fully tiled shower cubicle with electric shower, sink, radiator, extractor fan & vinolay flooring.

BEDROOM THREE

11'4" x 7'6"

Upvc double glazed window to the side elevation with opening casement, plastered walls & ceiling, radiator, carpet & power points.

BEDROOM FOUR

12'1" max x 10'4"

Upvc double glazed window to the rear elevation with opening casement, plastered walls & ceiling, radiator, carpet & power points.

BEDROOM TWO

13'9" x 11'3" into recess

Upvc double glazed window with opening casement, plastered walls & ceiling, picture rail, radiator, carpet & power points.

MASTER BEDROOM

18'0" into recess x 13'1"

Two Upvc double glazed windows to the front elevations with opening casements, plastered walls & ceiling, period coving, high skirting boards, wood fire surround, two radiators & power points.

STAIRS TO MEZZAINE

Doors to:-

SHOWER ROOM

Comprising of a fully tiled shower cubicle with electric shower, extractor fan, radiator & vinolay flooring.

SEPERATE W.C

Comprising of a push button W.C, extractor fan & vinolay flooring.

BEDROOM FIVE

11'1" x 7'3"

Upvc double glazed window to the side elevation with opening casement, plastered walls & ceiling, radiator, carpet & power points.

BEDROOM SIX

12'3" max x 9'9"

Upvc double glazed window to the rear elevation, plastered walls & ceiling, carpet, radiator & power points.

GARDEN

Good size Southerly aspect garden laid to patio & shingle

FURTHER INFORMATION

Council tax band C £1404.28



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