



*25 Orkney Road, Cosham, Portsmouth
Guide Price ~ £445,000 ~ Freehold*



*A Recently Updated & Redecorated Family Home
Four Bedrooms, Two Reception Rooms & Conservatory
Large Refitted Kitchen inc. Dining Room
Landscaped Rear Garden, Car Parking & Garaging*

This recently updated and redecorated detached family home is located in an exclusive development of just four and five bedroom detached houses, which were built approximately 30 years ago. No. 25 has been improved and updated by the current owners and is now beautifully presented with double glazing an open plan modern kitchen leading to dining / family room, landscaped rear garden, four bedrooms, en-suite facilities and a conservatory. Sitting centrally on the prestigious estate in one of the more elevated plots with a westerly facing rear garden, the accommodation is flexible for the needs of the growing family and comprises; hallway, study, drawing room, sun lounge, cloakroom, kitchen leading to dining / family room and utility room on the ground floor with four bedrooms, the master having an en-suite bathroom and family bathroom on the first floor. Located within easy reach of local shops, commutable road and rail links and both the countryside and the south coast major cities, it has a double integral garage and off road car parking, early internal viewing is strongly recommended.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third exit off the roundabout into London Road, bear left at the traffic lights into Southwick Hill Road, then right into Orkney Road where No.25 can be found just past the corner on the left hand side.

CONTINUATION OF 25 ORKNEY ROAD, COSHAM, PORTSMOUTH, HAMPSHIRE

- ENTRANCE:** Lowered kerb leading to brick paviour car parking area with car parking for approximately three cars, high retaining curved wall to one side with slate chippings and shrubs with gateway to the right hand side, access to twin integral garages, external security lighting, covered porch area with ceiling light and glazed panel to one side, flowering shrub curved border with brick retaining wall, gateway to left hand side, main front door with double glazed leadlight panels leading to:
- PORCH:** Coir matting, radiator, ceiling coving, wall light, internal glazed door leading to:
- HALLWAY:** Balustrade staircase rising to first floor with galleried landing over, high level double glazed window to front aspect, alarm panel, understairs storage cupboard, double radiator, power points, ceiling coving, central heating control switch, smoke alarm.
- CLOAKROOM:** Close coupled w.c., wall mounted wash hand basin with tiled splashback, ceiling spotlights, coving, extractor fan, radiator.
- DRAWING ROOM:** 19'0" x 12'8" Double glazed window to rear aspect overlooking garden, double glazed doors with matching panel to one side leading to sun lounge / conservatory, two double radiators, ceiling coving, power points, glazed panelled door to hallway, T.V aerial point.
- SUN LOUNGE /
CONSERVATORY:** 14'3" x 10'5" Glass panelled roof with blinds, low retaining wall with sill over, double glazed windows to three aspects with twin double doors leading to rear garden, power points.
- STUDY:** 7'6" x 6'5" Double glazed window to front aspect overlooking driveway and garden, radiator, power points, panelled door.
- KITCHEN:** 13'5" x 9'8" with square opening leading to family / dining room. Comprehensive range of 'Wrens' light oak stained units with cream fronted doors, 'Art Deco' style handles and soft close mechanism, composite work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboard space under, space for dishwasher, curved corner units, matching splash back, double glazed window overlooking rear garden, free standing black fronted 'Rangemaster' five ring gas hob with twin ovens under and separate grill with dual fuel gas and electric, 'Rangemaster' black extractor hood, fan, light with towel rail and inset spotlights over,

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- KITCHEN Cont'd:** Double radiator, glazed panelled door to hallway, arched opening leading to utility room, peninsular style divide with matching surface, range of drawer units and cupboard space under, ceiling spotlights, ceiling coving, power points, opening leading to:
- DINING /
FAMILY ROOM:** 13'6" x 9'0" Opening to kitchen with matching floor, double radiator, square double glazed bay window overlooking garden, ceiling coving, bracket and wiring for wall mounted T.V, power points, ceiling coving.
- UTILITY ROOM:** 6'5" x 5'9" Double glazed window to front aspect overlooking garden and driveway, matching composite work surface with circular single drainer sink unit with mixer tap and cupboard space under, washing machine point, wall mounted boiler supplying domestic hot water and central heating (not tested), corner display shelving with matching 'Art Deco' style handles, central heating control switch, matching flooring, double glazed door to side aspect, radiator, power points.
- FIRST FLOOR:** Galleried landing with window to front aspect, access to loft space, radiator, power points, doors to primary rooms, airing cupboard with lagged hot water cylinder (not tested) and shelving over.
- BEDROOM 1:** 12'8" x 11'8" Double glazed window to rear aspect overlooking garden with radiator under, power points, ceiling coving, panelled door, bracket and wiring for wall mounted T.V, door to:
- EN-SUITE
BATHROOM:** Coloured suite comprising; panelled bath with mixer tap and shower attachment, ceramic tiled to half wall level, concealed cistern w.c, vanity wash hand basin with mixer tap and cupboard space under, shaver point, ceiling spotlights, extractor fan, coving, double glazed window to front aspect, tiled flooring, radiator.
- FAMILY BATHROOM:** Coloured suite comprising; panelled bath with hand grips, mixer tap and shower attachment over with shower screen, high level double glazed window to front aspect, extractor fan, ceiling spotlights and coving, ceramic tiled to half wall level, concealed cistern w.c., wash hand basin with mixer tap and cupboard space under, shaver point, radiator, panelled door.

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BEDROOM 4: 9'3" x 7'1" Double glazed window to rear aspect overlooking garden, radiator, built-in wardrobes to one wall with sliding fronted doors (partly mirrored) with hanging space and shelving, panelled door, power points.

BEDROOM 3: 8'10" to front of built-in wardrobes x 7'0". Double glazed window to front aspect, built-in (partly mirrored) wardrobes to one wall with hanging space, shelving and sliding doors, panelled door, power points, radiator.

BEDROOM 2: 10'6" x 10'6" maximum, decreasing to 9'3" measurements do not include built-in (partly mirrored) sliding door wardrobes to one wall with hanging space and shelving, power points, radiator, double glazed window to rear aspect, bracket and wiring for wall mounted T.V., panelled door.

OUTSIDE: To the front is a lowered kerb leading to brick paviour car parking area with off road car parking for approximately three cars, side pedestrian gateway to the right hand side of the property with a covered porch area and further access to the left hand side of the property, curved planted area with lawned garden, brick retaining wall and shrubs. Outside to the rear, to the left hand side of the property is a pathway leading to the rear garden with external meter cupboard, directly to the rear of the property is a large patio area with pathway and slate chippings to one side, leading to sun lounge/conservatory. Directly behind the sun lounge/conservatory is a raised patio area with brick retaining wall and side access to the right hand side of the property with flowering borders, shrubs, evergreens and bushes, enclosed by fencing on all sides. The primary area is laid to lawn, slightly sloping with flower and shrub borders and rotary line area, outside cold water tap.



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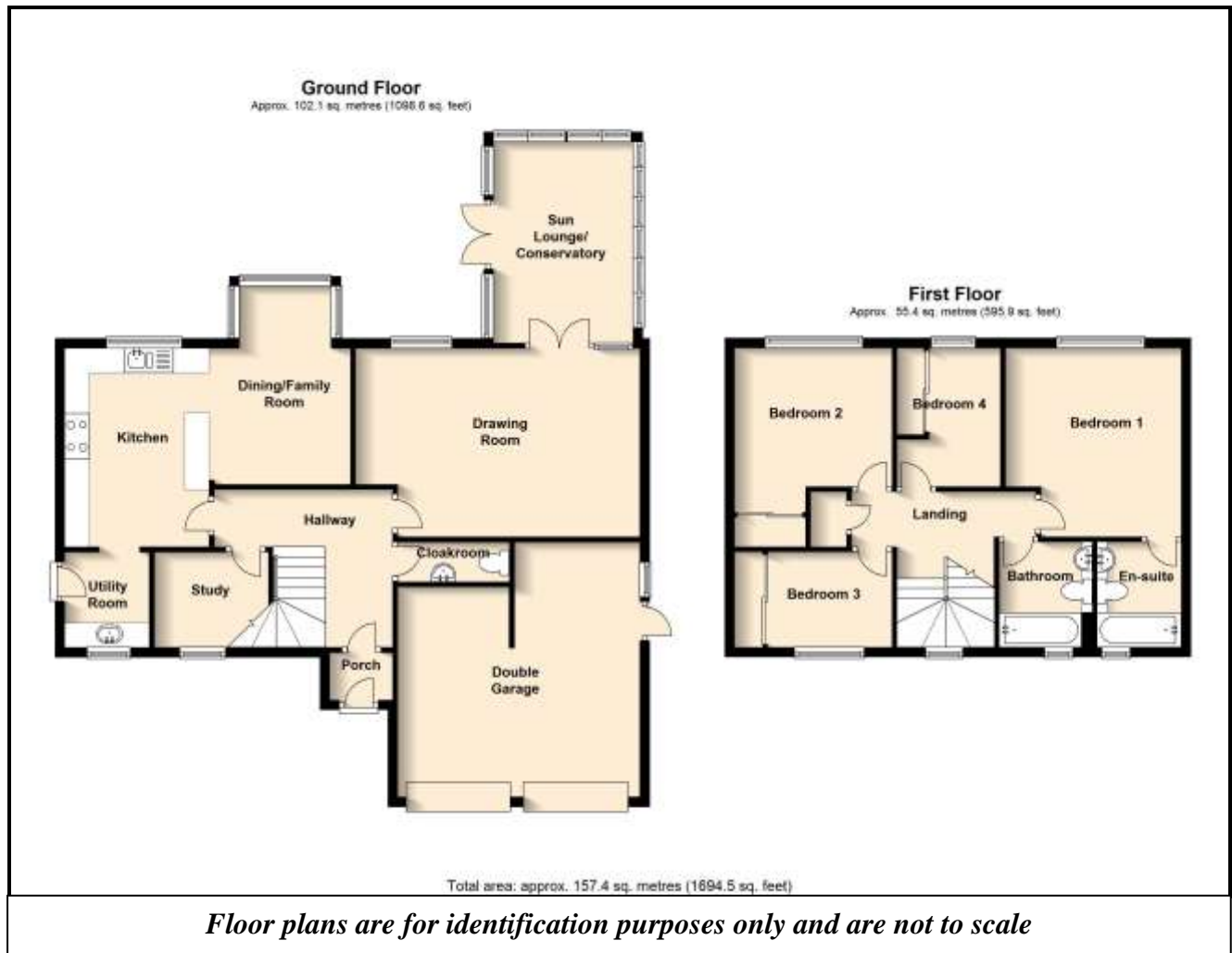
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING: Strictly by appointment with Town & Country Southern – Telephone 023 93 277 288

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