

£335,000
92 Hawthorn Crescent
Portsmouth, PO6 2TR

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom property located in Hawthorn Crescent, Highbury. The property consists of a porch, a hallway, two spacious reception rooms, a kitchen, a conservatory and a downstairs WC, while to the first floor you will find three bedrooms of which the second bedroom benefits from an air conditioning unit and a family bathroom boasting a four piece bathroom suite. Externally there is a south facing rear garden with outside storage and off road parking located to the front of the property. Other benefits include gas central heating and solar panels on the south facing aspect which helps to reduce the energy costs at the property. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking located to the front of the property, front door to porch.

PORCH

HALLWAY

LOUNGE 15' 3 into bay" x 11' 00" (4.65m x 3.35m)

DINING ROOM 14' 4" x 12' 7" (4.37m x 3.84m)

KITCHEN 14' 9 max" x 9' 9" (4.5m x 2.97m)

CONSERVATORY 10' 00" x 9' 9" (3.05m x 2.97m)

LANDING

BEDROOM ONE 15' 6 into bay" x 9' 6" (4.72m x 2.9m)

BEDROOM TWO 12' 7" x 11' 3" (3.84m x 3.43m)

BEDROOM THREE 6' 2" x 5' 9" (1.88m x 1.75m)

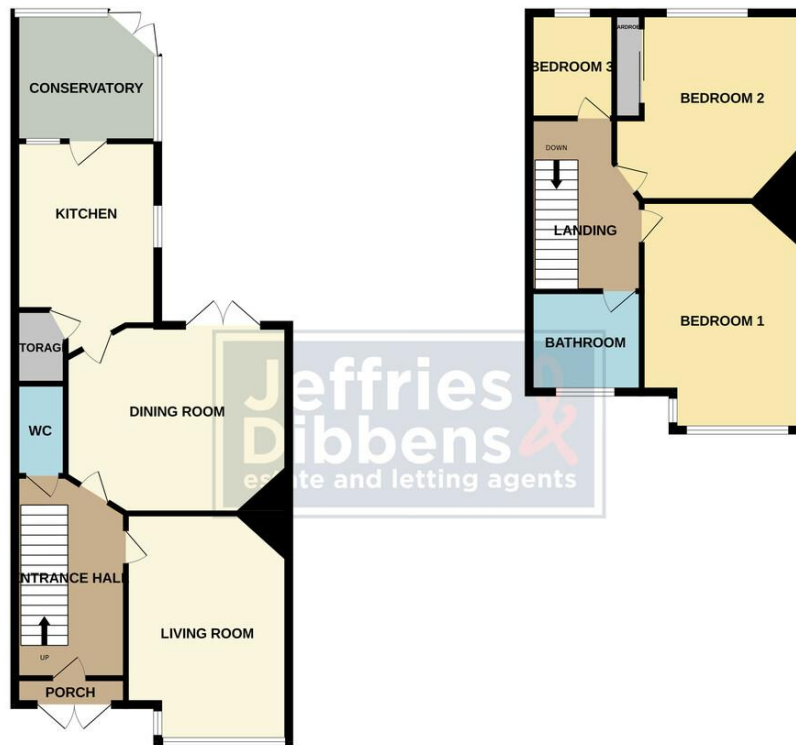
BATHROOM 8' 1" x 7' 10" (2.46m x 2.39m)

REAR GARDEN



GROUND FLOOR

1ST FLOOR



92 HAWTHORN CRESCENT, COSHAM, PO6 2TR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk