



12 Cosham Park Avenue

Cosham, Portsmouth, PO6 3BG

£350,000



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Nestled in the heart of Cosham, Portsmouth, this charming 1920s three-bedroom semi-detached family home is a fantastic opportunity for buyers seeking a well-located and spacious property that they can add their own stamp to. Situated in the sought-after cul-de-sac of Cosham Park Avenue, this home offers a peaceful residential setting while maintaining close proximity to essential amenities, excellent transport links, and reputable schools. Whether you are a growing family, a professional commuter, or someone looking for a comfortable home with character, this property ticks all the boxes.

Upon arrival, you will immediately notice the property's appealing traditional architecture, reflective of the era in which it was built. The front of the home boasts an attractive bay window, a spacious driveway providing convenient off-road parking, and a welcoming entrance that leads you inside.

Stepping into the property, you are greeted by a bright and airy entrance hall, offering access to the main living spaces. The dining room, located at the front of the house, is a beautifully presented room featuring a large bay window that allows natural light to flood in, creating a warm and inviting atmosphere. This space is perfect for relaxing with family or entertaining guests.

Across from the dining room, you will find the lounge, which is an excellent space for family meals and special occasions. With its well-proportioned size of 14 feet, there is ample room for a dining table and additional furniture. This room also benefits from views of the rear garden, enhancing the sense of space and openness.

One of the standout features of this home is the impressive 19-foot kitchen, which has been thoughtfully designed to provide a practical and stylish cooking environment. With plenty of worktop space, modern cabinetry, and room for appliances, this kitchen is perfect for those who enjoy cooking and entertaining. Additionally, the ground floor benefits from a convenient WC, a highly sought-after feature for modern family living.

Heading upstairs, the first floor comprises three well-proportioned bedrooms. The master bedroom is a spacious and comfortable retreat, offering ample room for a double bed, wardrobes, and additional furnishings. The second bedroom is another generous double, while the third bedroom provides flexibility and can be used as a child's room, guest bedroom, or home office.

The family bathroom has been updated to a high standard and features a modern suite including a bathtub with an overhead shower, a stylish vanity unit with a wash basin, and a WC. With contemporary tiling and quality fixtures, this space provides a sleek and functional area for daily use.

Outside, the property continues to impress with its large, south-facing rear garden. This outdoor space is ideal for families, offering plenty of room for children to play, as well as opportunities for gardening, summer barbecues, or simply enjoying the fresh air. The garden is mainly laid to lawn with a patio area, perfect for outdoor seating and dining.

Additional benefits of this home include gas central heating and double glazing, ensuring comfort and

energy efficiency throughout the year.

The location of this property is one of its greatest assets. Cosham High Street is within a short distance, providing a variety of shops, supermarkets, cafes, and restaurants. Cosham Railway Station is nearby, offering excellent rail links to London, Southampton, and other major destinations, making this home ideal for commuters. The property also enjoys easy access to motorway links, bus routes, and the nearby QA Hospital. For those with children, there are reputable schools in the area, as well as local parks and recreational grounds for outdoor activities.

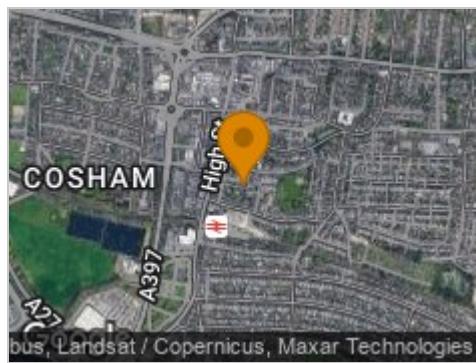
This delightful three-bedroom semi-detached house is a fantastic opportunity for anyone looking to purchase a home in a prime location. With its blend of character, modern features, and a spacious layout, it is well-suited to a variety of buyers. Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Cosham Park Avenue, Cosham

Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft



Ground Floor

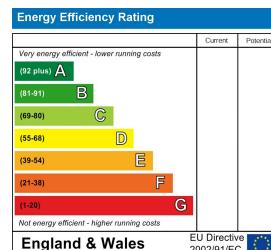
First Floor

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.

Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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