



306 Powerscourt Road  
Portsmouth, PO2 7JS  
**Asking Price £285,000**

**co<sub>g</sub>roves**  
Sales, Rentals and Block Management

# 306 Powerscourt Road, Portsmouth, PO2 7JS

GOOD SIZE 3 BEDROOM FAMILY HOME WITH SOUTHERLY FACING REAR GARDEN, The accommodation comprises 3 double bedrooms, 2 reception rooms, kitchen, conservatory and first floor shower room. The property retains many period features including coved ceilings with ceiling roses, picture rails and stained glass windows. The property is fitted with double glazing and gas central heating.

## Entrance Hall

Front door leading to hall, stairs to first floor with understairs storage cupboard housing meters. Coved ceiling with ceiling rose.

## Dining Room

14'5 into bay x 10'9 (4.39m into bay x 3.28m)

Double glazed bay window to front, coved ceiling with central ceiling rose, stripped floorboards, radiator.

## Kitchen

17'6 max x 8'4 (5.33m max x 2.54m)

Stainless steel sink unit with range of wall and base cupboards, space for fridge freezer and tumble dryer, spaces and plumbing for washing machine/dishwasher. Textured ceiling, radiator, double glazed window to rear, door to garden.

## Lounge

12'2 x 10'5 (3.71m x 3.18m)

Double glazed window to side, door to conservatory with stained glazed windows, feature fireplace, radiator, coved ceiling with central ceiling rose.

## Conservatory

11'3 x 6'6 (3.43m x 1.98m)

Two windows to rear, double doors to garden.

## First Floor Landing

Hatch to loft with drop down ladder.

## Bedroom 1

14'5 into bay x 14'2 (4.39m into bay x 4.32m)

Double glazed bay window to rear, range of wardrobes, coved and textured ceiling,

## Bedroom 2

11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to rear, radiator, cupboard housing Baxi gas boiler.

## Bedroom 3

11'6 x 8'5 (3.51m x 2.57m)

Double glazed window to rear, radiator.

## Shower Room

8' x 5'6 (2.44m x 1.68m)

Shower cubicle with electric Mira shower, WC, wash hand basin with cupboards below, tiled walls and flooring, double glazed window to side, extractor, heated towel rail.

## Garden

Enclosed low maintenance southerly facing rear garden with walled boundaries.

## Additional Information

Tenure - Freehold

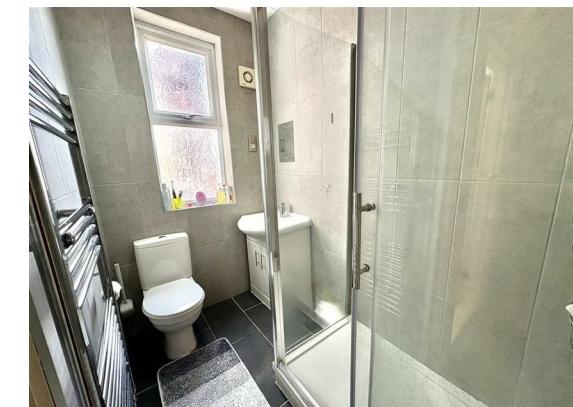
Council Tax - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify

tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

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

# cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road  
Southsea  
Hampshire  
PO5 3LS

Tel: 02392 827827  
Email: [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)

