



3 St. Thomas's Court  
Old Portsmouth, PO1 2HD  
**Offers Over £350,000**

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

# 3 St. Thomas's Court, Old Portsmouth, PO1 2HD

3 BEDROOM HOME REQUIRING UPDATING IN OLD PORTSMOUTH. BENEFITING FROM WESTERLY FACING GARDEN, REAR PEDESTRIAN ACCESS, GARAGE WITH PARKING IN FRONT AND OFFERED WITH NO CHAIN. Located in this popular and requested area close to Gunwharf Quays, seafront, Portsmouth Harbour and great amenities. The accommodation comprises 3 bedrooms, good size lounge, kitchen/dining room, first floor bathroom.

## Entrance Porch

6'10 x 1'6 (2.08m x 0.46m)

of an offer or contract, nor may it be used as a representation.

## Lounge

12'10 max x 16'10 (3.91m max x 5.13m)

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.

## Inner Hall

6' x 4'4 (1.83m x 1.32m)

## Kitchen/Dining Room

12'10 mx x 16'10 (3.91m mx x 5.13m)

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

## Landing

## Bedroom 1

12'10 x 11'5 (3.91m x 3.48m)

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

## Bedroom 2

12'10 x 9'5 (3.91m x 2.87m)

## Bedroom 3

9'10 x 7'2 (3.00m x 2.18m)

## Bathroom

7'2 x 5'1 (2.18m x 1.55m)

## Westerly Facing Garden

21' x 16'10 (6.40m x 5.13m)

## Garage

15'10 x 8'10 (4.83m x 2.69m)

## Parking Space

Located in front of garage.

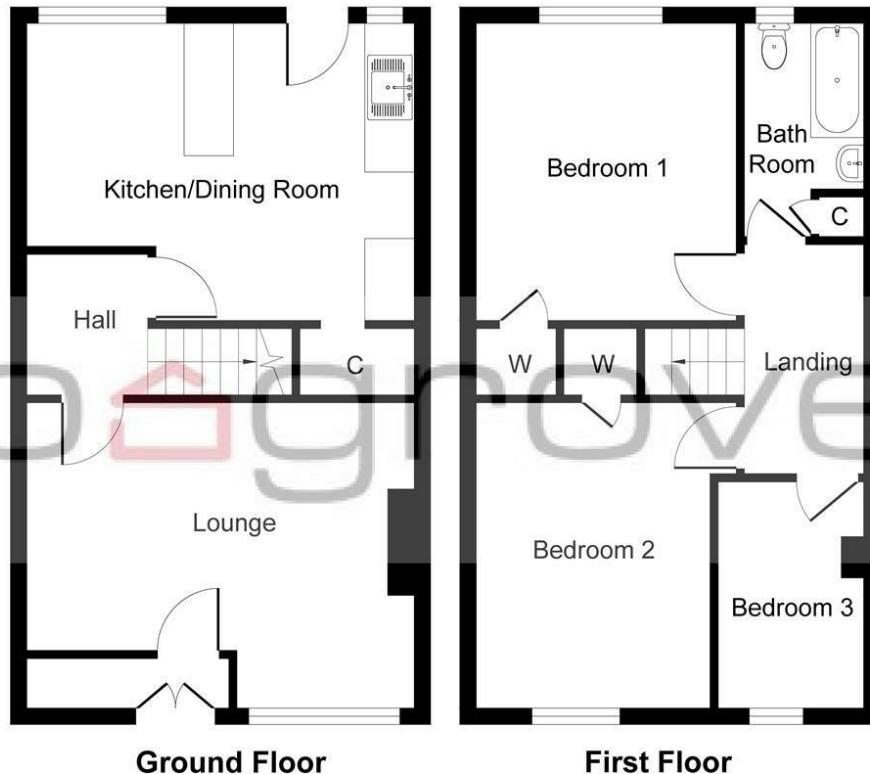
## Additional information

Tenure - Freehold

Council Tax - Band E

The information provided about this property does not constitute or form part





### St Thomas's Court, St Thomas's Street, Old Portsmouth, PO1 2HD

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 |           |

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