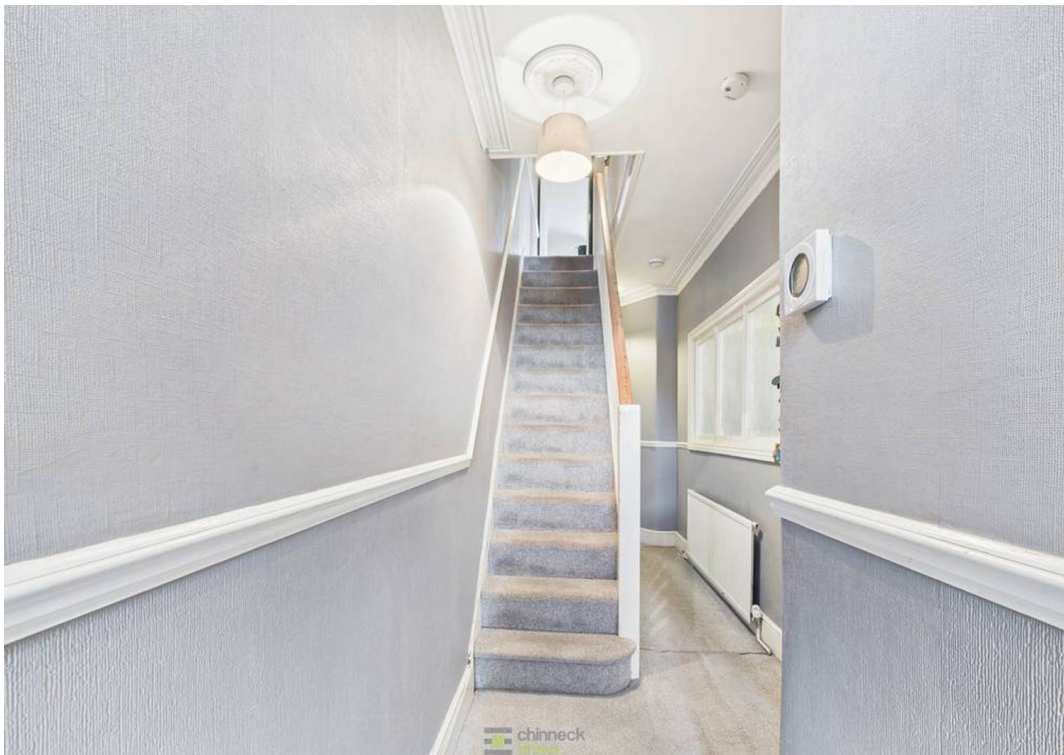




309 Chichester Road, Portsmouth

Offers in Region of £270,000

 **chinneckshaw**



309 Chichester Road

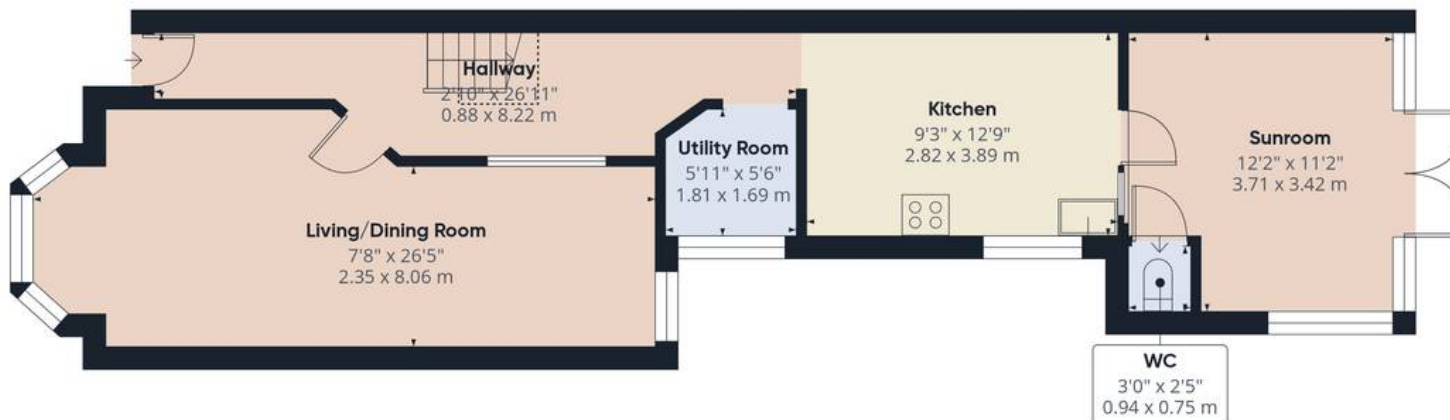
Portsmouth

This delightful three-bedroom home offers modern, comfortable living, ideal for families or professionals. The property benefits from gas central heating and a contemporary colour scheme throughout. The forecourt leads into a hallway, opening to a spacious open-plan living/dining area featuring a charming fireplace and bay window. A separate utility room houses the boiler and provides space for appliances and extra storage. The modern fitted kitchen is bright and practical, with ample workspace, and leads to a generous sunroom that overlooks the enclosed rear garden—perfect for relaxing or entertaining. A convenient downstairs WC completes the ground floor. Upstairs, you'll find two double bedrooms (one with a bay window and built-in storage) and a third bedroom suitable for a child or guest. The family bathroom is tiled with a shower over the bath. Outside, the low-maintenance rear garden offers a patio, lawn, and sturdy shed for storage or hobbies.

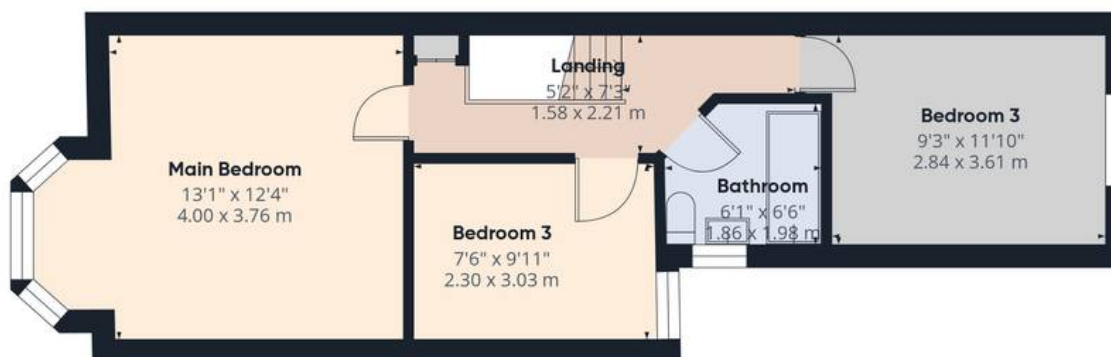
While the property would benefit from some updating, it is close to local amenities, within the Admiral Lord Nelson School catchment, and has excellent transport links.

Material Information • Tenure: Freehold • Council Tax: Band C
• Electricity: Mains Supply • Heating: Gas • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: On Street • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low risk

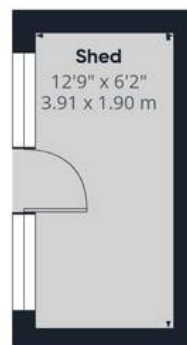




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1163 ft²

108 m²

Reduced headroom

8 ft²

0.8 m²

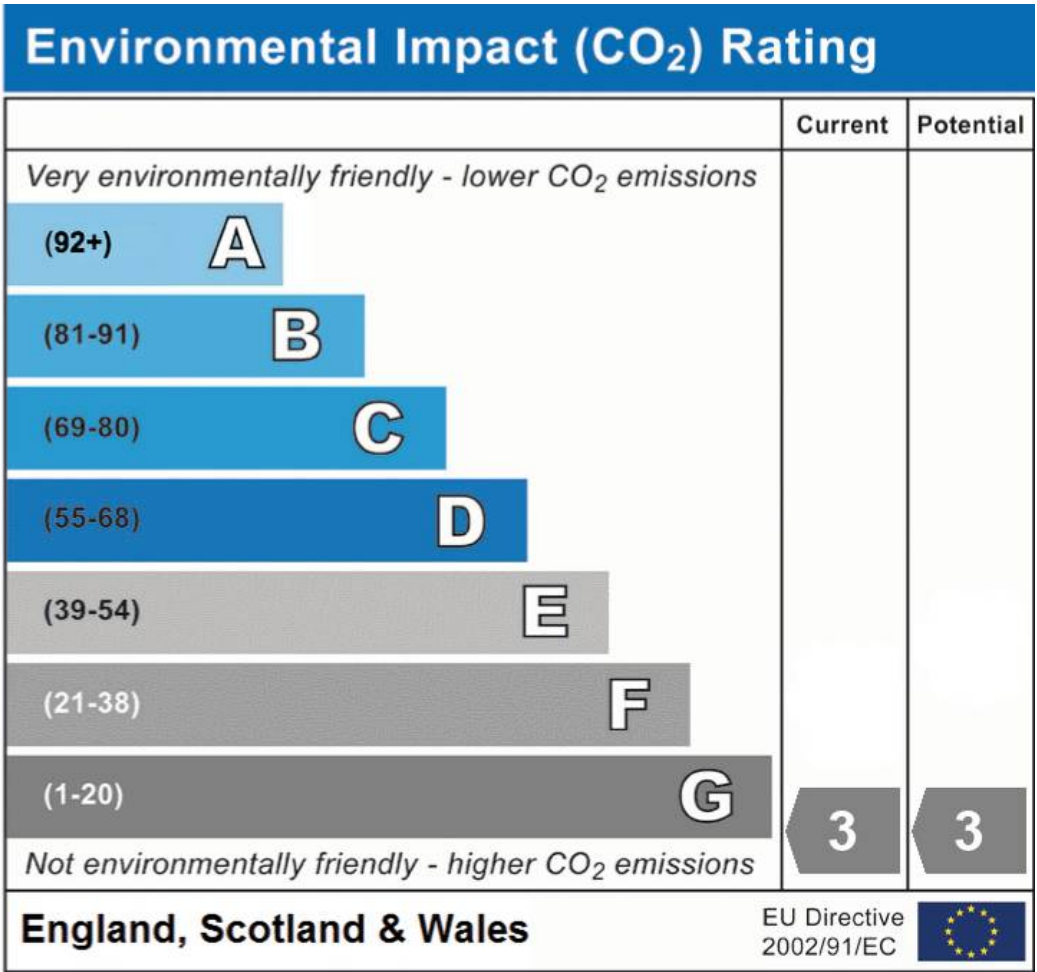
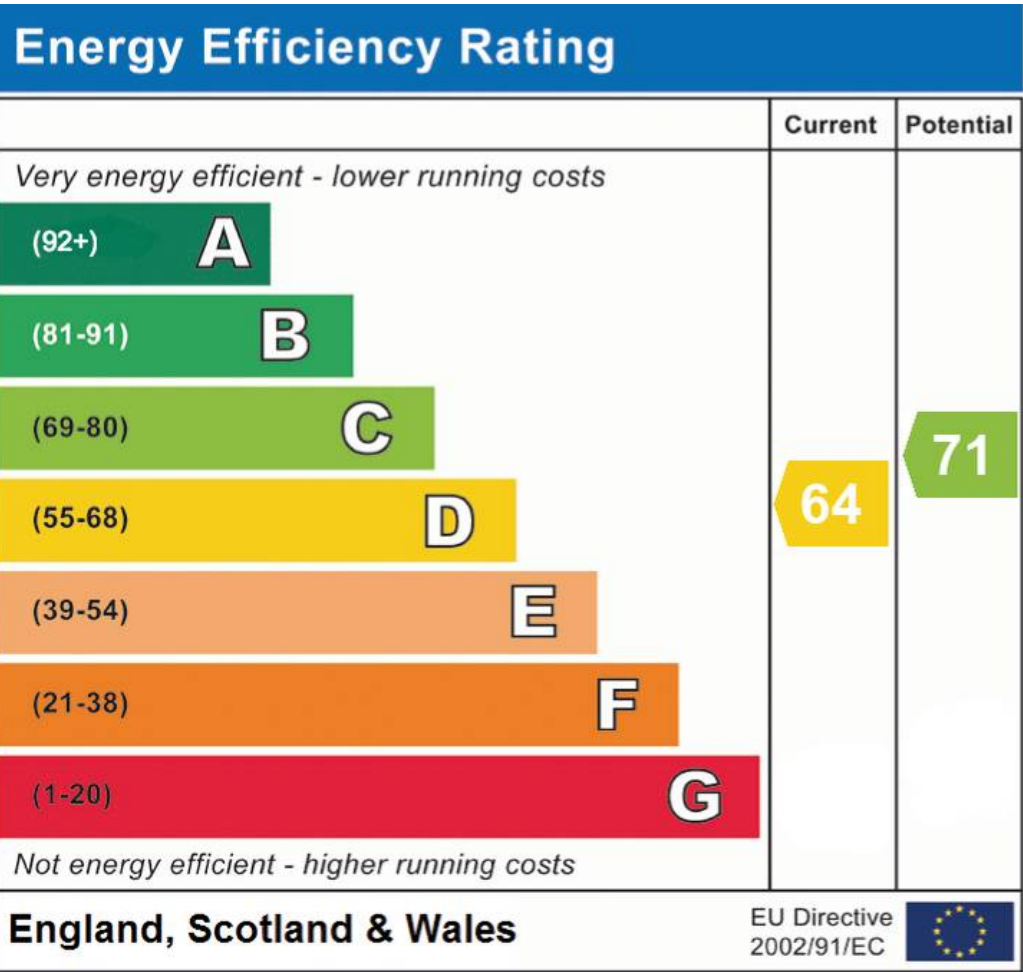
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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