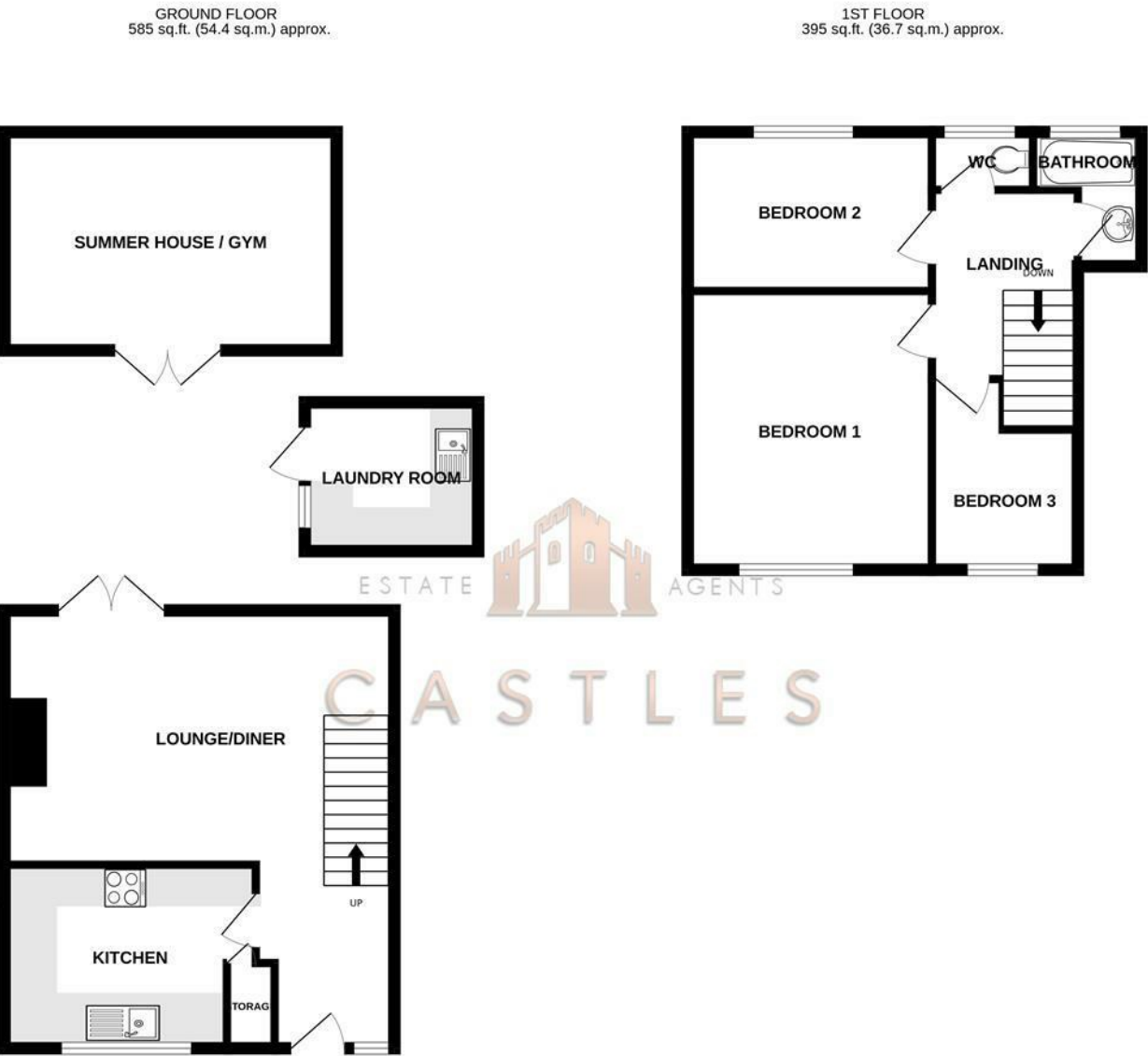




Floor Plan

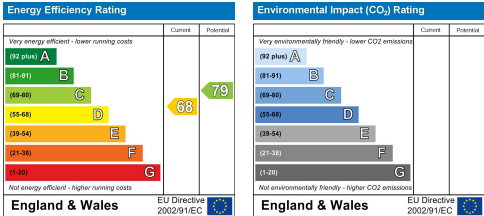


TOTAL FLOOR AREA : 980 sq.ft. (91.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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39 Chaucer Avenue
Portsmouth, PO6 4PJ

We are pleased to welcome to the market this three bedroom mid terrace property with off road parking located in Chaucer Avenue, Portsmouth.

The property is well presented throughout and the current owner has transformed the home entirely.

The ground floor consists of a modern fitted kitchen to the front of the property featuring granite flooring, with an open plan lounge diner featuring acacia wooden flooring and fireplace with a multi fuel log burner with granite surround, with french doors opening onto the garden.

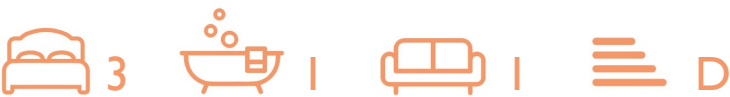
Moving upstairs there are three bedrooms, a modern bathroom and separate w/c.

Externally the property benefits for a laundry room with plumbed white goods and there is a large summer house/gym across the bottom of the garden. The garden itself is landscaped and well manicured featuring patio areas for seating, astro turf, raised flower beds and side access. To the front of the home is off road parking which is a huge bonus.

For more information or to arrange a viewing please call Castles today.

Offers over £300,000

39 Chaucer Avenue
Portsmouth, PO6 4PJ



- THREE BEDROOMS
- MODERN KITCHEN
- LANDSCAPED SOUTH FACING GARDEN
- OPEN PLAN LOUNGE DINER
- OFF ROAD PARKING
- MODERN BATHROOM
- SUMMER HOUSE / GYM
- PERFECT FIRST TIME BUYER HOME

- KITCHEN**
11'5" x 7'6" (3.5 x 2.3)
- LOUNGE / DINER**
18'0" x 12'1" (5.5 x 3.7)
- BEDROOM ONE**
13'1" x 11'5" (4.0 x 3.5)
- BEDROOM TWO**
11'5" x 6'6" (3.5 x 2.0)
- BEDROOM THREE**
8'10" x 7'2" (2.7 x 2.2)
- BATHROOM**
4'11" x 6'2" (1.5 x 1.9)
- W/C**
4'7" x 2'7" (1.4 x 0.8)
- LAUNDRY ROOM**
8'2" x 6'10" (2.5 x 2.1)

SUMMER HOUSE / GYM
15'5" x 9'10" (4.7 x 3.0)

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

