



**Chatsworth Avenue, Portsmouth, PO6 2UH  
£320,000 Freehold**

PS&B are happy to bring to the market this 3 bedroom property in the popular residential area of Cosham. The property benefits from off road parking for 2 cars, 2 reception rooms, a downstairs WC with a lean to, private enclosed garden and a workshop with lights & power. Double glazed throughout with gas central heating. The property is within easy access of local shopping amenities, bus routes, rail links and catchment for the local schools. Early viewing of this family home is recommended.

Council tax band C- £ 1844.85 PA



### Lounge

14'3" x 12'7" (4.36 x 3.86)

Double glazed windows and double glazed French doors leading to the garden. Picture rail, original fireplace and textured ceiling and radiator.

### Dining room

15'2" x 11'1" (4.64 x 3.38)

Double glazed bay window, picture rail, radiator, original fireplace with plain smooth walls and ceiling. Original recessed dresser

### Kitchen

18'3" x 9'9" (5.57 x 2.98)

Frosted double glazed window, smooth walls and ceiling with spotlights. Radiator, wall and base units, tiled splashbacks. One and a half sink drainer with mixer tap. Space for washing machine, fridge freezer and cooker.

### Bedroom one

12'6" x 11'5" (3.83 x 3.49)

Double glazed window to rear, picture rail, textured ceiling and smooth walls, double radiator.

### Bedroom two

12'8" x 9'5" (3.88 x 2.88)

Double glazed window to front, picture rail, textured ceiling and smooth walls, radiator and storage cupboard.

### Bedroom three

7'10" x 7'10" (2.41 x 2.4)

Double glazed window to front, smooth ceiling and walls, picture rail and radiator.

### Bathroom

6'0" x 5'10" (1.85 x 1.78)

Frosted double glazed window to rear, smooth ceiling with spotlights. fully tiled walls and floor. bath with mixer tap and shower over bath with folding shower screen. WC, vanity unit with hand basin and mixer tap, heated towel rail. Access to loft space.

### WC

5'6" x 4'6" (1.69 x 1.39)

Frosted double glazed window, radiator, boiler, WC and hand basin. Smooth walls and tiled floor.

### Lean to

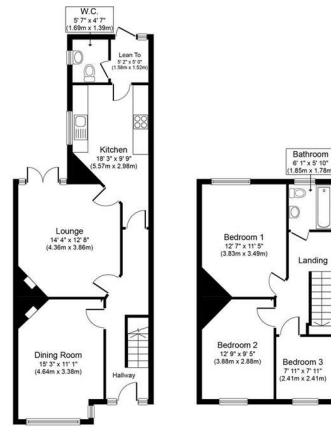
5'2" x 4'11" (1.58 x 1.52)

Double glazed window to rear overlooking the garden. Tiled floor and smooth walls.

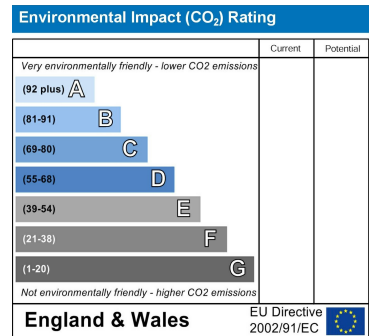
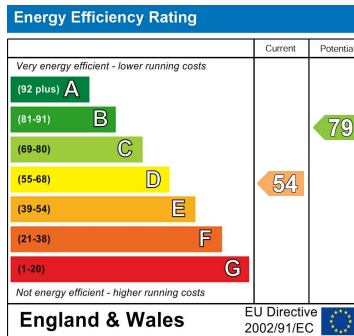
### Shed/workshop

17'5" x 5'3" (5.31 x 1.62)

Brick built with lights and power.



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. Copyright V360 Ltd 2024 | www.houseviz.com



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY  
TEL: 01273 274 040

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References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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