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Sixth Avenue, Portsmouth, PO6 3PD Guide Price £230,000 Freehold

Offered with NO FORWARD CHAIN, this three bedroom terraced house is situated within Cosham and within easy access to the local school, amenities, QUEEN ALEXANDRA HOSPITAL and transport links.

The property has been a much loved family home for many years. The property comprises of entrance hallway with a large storage room to the front of the property, living room, kitchen diner and a lean used as a utility room and access to the family bathroom.

Upstairs are three bedrooms, a separate WC and a large storage cupboard, along with loft access.

Outside, to the rear, there is a large enclosed garden.

Although the property requires modernisation throughout, We highly recommend viewing to fully appreciate the potential of this family home.

Council tax band B £1614.24 PA

- Three Bedroom House
- In Need of Modernisation
- Offered with No Chain
- Close to Local Amenities and Transport Links
- Large Garden
- Ideal Investment

Porch/Storage

8'2" x 5'3" (2.514 x 1.62)

Large storage area. Windows to front of property. New flat roof- 6 months old

Hallway

Carpet. Doors to front porch, lounge, kitchen/diner and stairs to first floor

Loft access on first floor landing

Lounge

12'11" x 9'10" (3.94 x 3.01)

Carpet, fireplace, radiator, window to front of property. Styrofoam ceiling

Kitchen/Dining Room

16'8" x 9'8" (5.10 x 2.97)

Gas fire. Base and wall units. Sink. Space for cooker. Doors to lean to

Lean to

23'1" x 5'8" (7.04 x 1.74)

Lino flooring. Door to bathroom and garden. Windows to rear of property

Bathroom

9'11" x 6'2" (3.03 x 1.89)

Bath, hand basin and WC. Radiator

Bedroom One

12'11" x 9'10" (3.94 x 3.01)

Window to front of property. Carpet, radiator, built in wardrobes. Styrofoam ceiling

Bedroom Two

10'2" x 10'0" (3.11 x 3.05)

Double bedroom, carpet, radiator, window to rear of property

Bedroom Three

10'0" x 8'3" (3.05 x 2.54)

Carpet, window to rear of property, radiator, two built in storage cupboards

WC

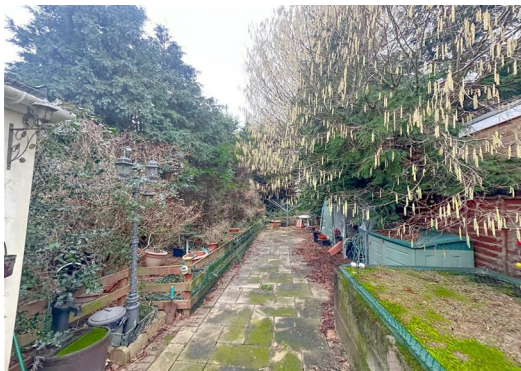
6'10" x 3'3" (2.1 x 1.0)

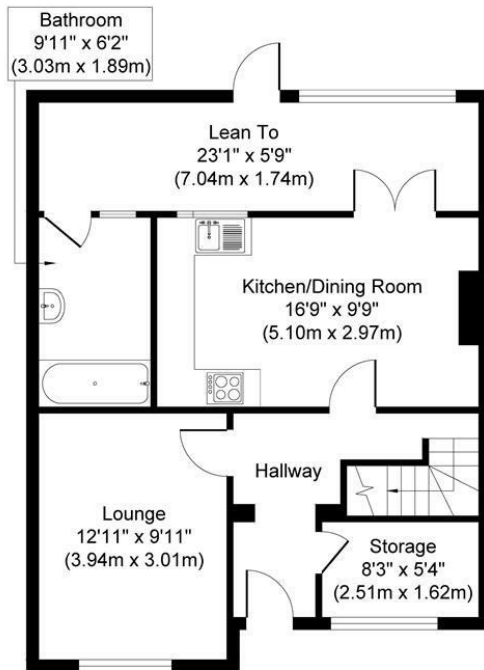
Located on the first floor. Obscure window to rear of property, hand basin and WC

Garden

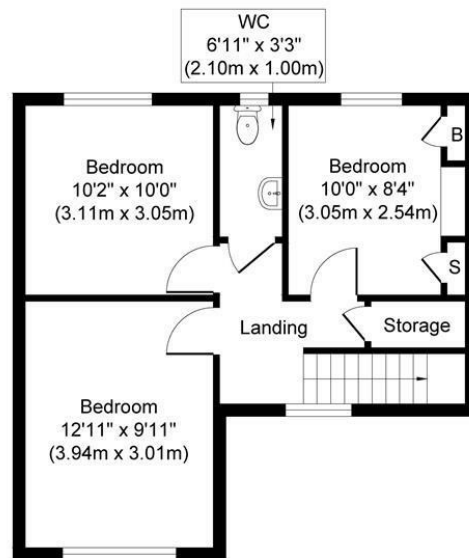
Large rear garden with outside brick storage shed, patio slabs laid and pond







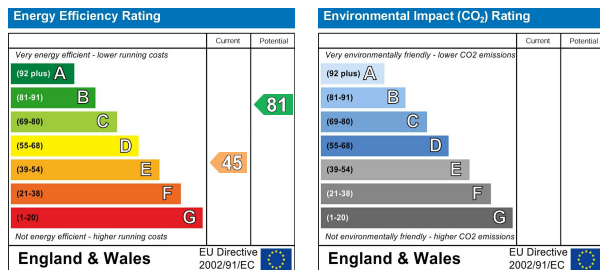
Ground Floor
Approximate Floor Area
646 sq. ft
(59.98 sq. m)



First Floor
Approximate Floor Area
436 sq. ft
(40.50 sq. m)

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

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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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