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Chilcote Road, Portsmouth, PO3 6HY Guide Price £300,000 Freehold

Located in a highly sought-after area of Portsmouth, this three-bedroom home with rear extension offers a 26ft lounge with double doors leading to the large garden with rear access.

From the light hallway, you have a bay windowed reception/dining room to the front of the property, stairs to the first floor, access to the large kitchen and the 26ft lounge. The space offered on the ground floor has potential for a kitchen/diner and downstairs shower room/utility room should you wish.

Upstairs, the property boasts three double bedrooms. The smallest of the bedrooms includes over-bed storage with views to the rear of the property, the further two double bedrooms feature a built-in wardrobe. The bathroom, with its white suite, presents an opportunity for extension into the hall.

The attic also offers an opportunity for conversion and a rear dormer subject to planning.

Council tax band C £1844.85 PA

- Three Double Bedrooms
- Popular Baffins Area
- 26ft Lounge
- Enclosed Rear Garden
- Close to Good Schools
- Close to Local Shops and Amenties

Hallway

Dining Room

14'8" (in to bay) x 12'1" (4.48 (in to bay) x 3.70)

Double glazed bay window to front of property. Original fireplace, radiator. Laminate wood flooring, plain walls, Artex ceiling

Kitchen

20'10" x 7'1" (6.36 x 2.17)

Wall and base units. Built in cooker and hob, space for washing machine and fridge freezer. Sink with window to rear of property, tiled backsplash, laminate flooring, radiator. Door to garden and lounge

Lounge

24'6" x 10'10" (7.49 x 3.31)

Laminate flooring, plain and papered walls, Artex ceiling, fireplace, radiator, doors to hallway and kitchen. French doors to garden

Bedroom One

11'10" x 10'9" (3.61 x 3.28)

Double bedroom, built in wardrobes, carpet, radiator, window to front of property, Artex ceiling

Bedroom Two

12'1" x 8'0" (3.69 x 2.44)

Double bedroom, window to rear of property, laminate flooring, radiator, storage cupboards, one housing the boiler and water tank. Artex ceiling

Bedroom Three

8'7" x 9'0" (2.64 x 2.76)

Small double, carpet , Artex ceiling, radiator, window to rear of property. Built in wardrobe

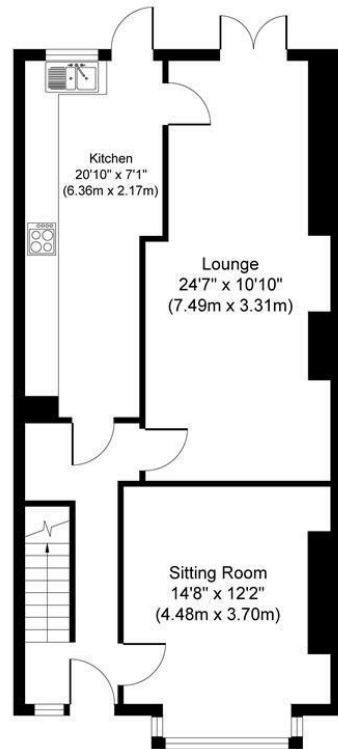
Bathroom

5'10" x 5'8" (1.79 x 1.75)

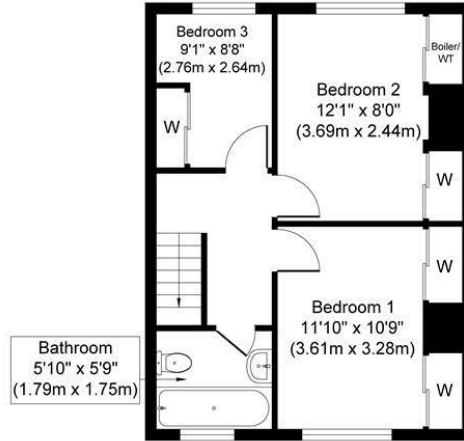
Bath with overhead electric shower. WC and hand basin. Lino to floor, obscure window to front of property. Radiator







Ground Floor
Approximate Floor Area
689 sq. ft
(64.00 sq. m)



First Floor
Approximate Floor Area
435 sq. ft
(40.40 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		83
(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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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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