



## **Chatsworth Avenue, Portsmouth, PO6 2UG**

### **Asking Price £350,000 Freehold**

This well-presented three-bedroom home offers spacious and flexible living, perfect for families and professionals. Ideally located close to good schools, excellent local amenities, and a train station, this property is not to be missed! Property Description: The ground floor features a bright and airy living room, a separate dining area perfect for entertaining, and kitchen with access to the rear garden, ideal for family life and outdoor gatherings. Upstairs, there are three well-proportioned bedrooms and a newly refurbished family bathroom, providing comfortable accommodation for all. The layout is thoughtfully designed with ample storage options throughout, making the home both practical and inviting. Viewings are highly recommended to fully appreciate all that this fantastic home has to offer. Enquire today to arrange your visit! No chain Council tax band C- £1938.59 PA





**Porch**

**Living Room**

15'7" x 11'1" (4.75 x 3.40)

Double glazed bay window to front aspect, radiator, picture rail, carpet, archway opening to:-

**Dining Room**

14'6" x 12'7" (4.42 x 3.86)

Double glazed window to rear aspect, radiator, picture rail, carpet, door leading to:-

**Kitchen**

16'11" x 9'8" (5.16 x 2.97)

Double glazed window to side aspect, window to rear aspect, wall mounted boiler, range of fitted wall and base units, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap over, tiled splash backs, gas cooker point, plumbing for washing machine and dishwasher, space for tumble dryer, storage cupboard, space for fridge/freezer, double glazed door leading to:-

**Lean to**

Double glazed window to rear aspect, power points, storage cupboard, double glazed door leading to rear garden, door leading to:-

**WC**

Obscure double glazed window to side aspect, close coupled WC. Storage cupboard

**Rear Garden**

Mainly laid to lawn, outside tap, brick built storage shed, paved patio area. Approx. 40'0"

**Bathroom**

6'5" x 5'8" (1.96 x 1.73)

Obscure double glazed window to rear aspect, heated towel rail, tiled walls, vanity unit incorporating wash hand basin with mixer tap over and storage cupboard under, close coupled WC, panel enclosed bath with mixer tap and shower attachment over, textured ceiling.

**Bedroom One**

12'9" x 11'8" (3.89 x 3.56)

Double glazed window to rear aspect, radiator, textured ceiling, picture rail. carpet

**Bedroom Two**

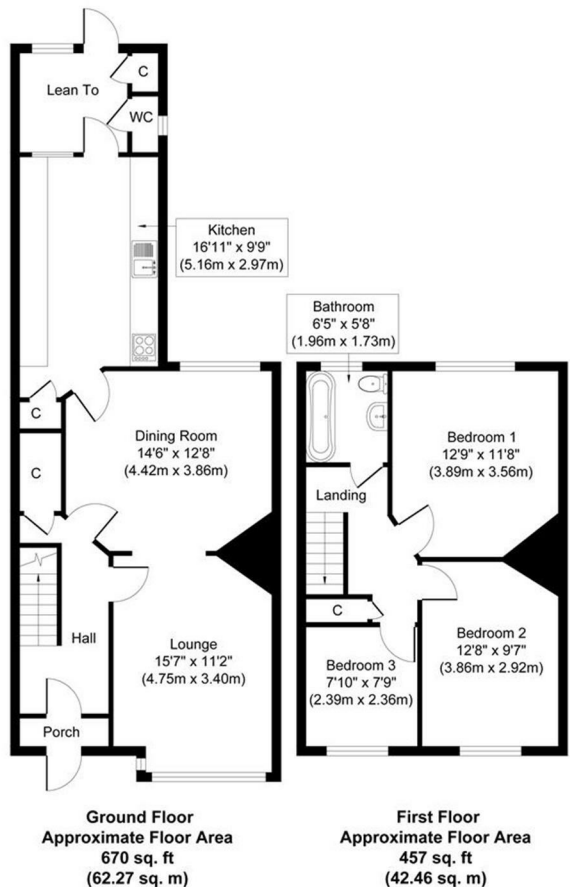
12'7" x 9'6" (3.86 x 2.92)

Double glazed window to front aspect, radiator, textured ceiling. carpet

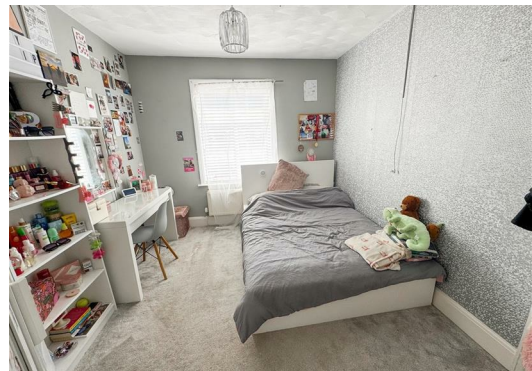
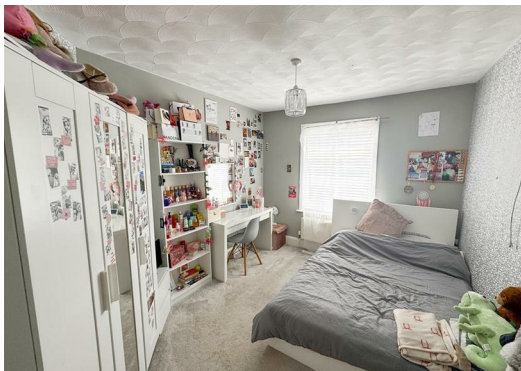
**Bedroom Three**

7'10" x 7'8" (2.39 x 2.36)

Double glazed window to front aspect, radiator, picture rail. carpet



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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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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