



179 Chatsworth Avenue, Cosham, Hampshire, PO6 2UH

TOWN & COUNTRY  
SOUTHERN

- £325,000 Freehold
- 3 Bedroom Terraced Family Home
- 2 Reception Rooms & 19' Kitchen / Breakfast Room
- Off Road Parking & Workshop
- Enclosed Rear Garden
- Viewing Essential

A 'Jack' style three-bedroom, centre of terrace family home which is situated in the popular residential area of Cosham, yet within easy access of local shopping amenities, bus routes, recreation grounds, catchment for the local schools (subject to confirmation) and commutable road and rail links. The accommodation is arranged over two floors and comprises; hallway, living room, dining room leading to kitchen, cloakroom and lean-to on the ground floor with three bedrooms and family bathroom on the first floor. The property is offered with off road parking to the front, a workshop, enclosed rear garden, double glazing and gas fired central heating. Early internal viewing of this family home is strongly recommended in order to appreciate both the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction taking the first exit at the roundabout into Northern Road, take the second exit at the next roundabout continuing along Northern Road over the railway bridge, bear left after Cosham Park into Portsmouth Road taking the second road on the right-hand side into Chatsworth Avenue where No.179 can be found on the left-hand side.



**ENTRANCE:** Lowered kerb leading to block paved driveway with off road parking for two cars, low retaining walls to either side, key-hole style porch, main front door with lead light and stained-glass panels with matching panels to either side and over leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboard housing gas and electric meters, radiator, infinity ceiling, passageway leading to kitchen, doors to primary rooms.

**SITTING ROOM:** 15'4" into bay window x 11'0" Double glazed bay window to front aspect, infinity ceiling, picture rail, corner chimney breast with inset flame effect gas fire (not tested), cast iron and tiled surround and wood hearth, double radiator, panelled door.

**DINING ROOM:** 14'5" x 12'10" Double glazed French doors and windows to rear aspect, infinity ceiling, corner chimney breast with cast iron grate and wooden surround, original recessed dresser, radiator, panelled door, door to:

**KITCHEN:** 17'7" maximum x 9'10" Door to passageway, radiator with breakfast bar over, range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, range of drawer units, space for fridge/freezer, obscured glass double glazed window to side aspect, space and plumbing for dishwasher, tiled splashbacks, under unit lighting, space for cooker, doors to:

**SUN ROOM:** Double glazed window to rear aspect overlooking garden, door to outside, door to:

**CLOAKROOM:** Low level w.c., wash hand basin, space and plumbing for washing machine, wall mounted "Potterton Profile" combination boiler (not tested), double glazed window to the side, radiator.

**FIRST FLOOR:** Landing with balustrade, panelled doors to primary rooms.

**BEDROOM 2:** 13'0" x 9'6" Double glazed window to front aspect with radiator under, infinity ceiling with picture rail, cupboard occupying the former fireplace, panelled door.

**BEDROOM 3:** 8'6" x 8'0" Double glazed window to front aspect, radiator.

**BEDROOM 1:** 12'7" x 11'5" Double glazed window to rear aspect, radiator, corner chimney breast, picture rail.

**BATHROOM:** Refitted white suite comprising: panelled bath with electric shower over and concertina screen, low level w.c., wash hand basin with vanity storage below, ceramic tiled walls, double glazed frosted window to rear aspect, chrome ladder towel rail radiator.

**OUTSIDE:** To the rear, accessible from the sun room or dining room is an enclosed rear garden, mainly laid to lawn with patio area and outside tap, at the end of the garden is a raised decked area leading to the brick built workshop.

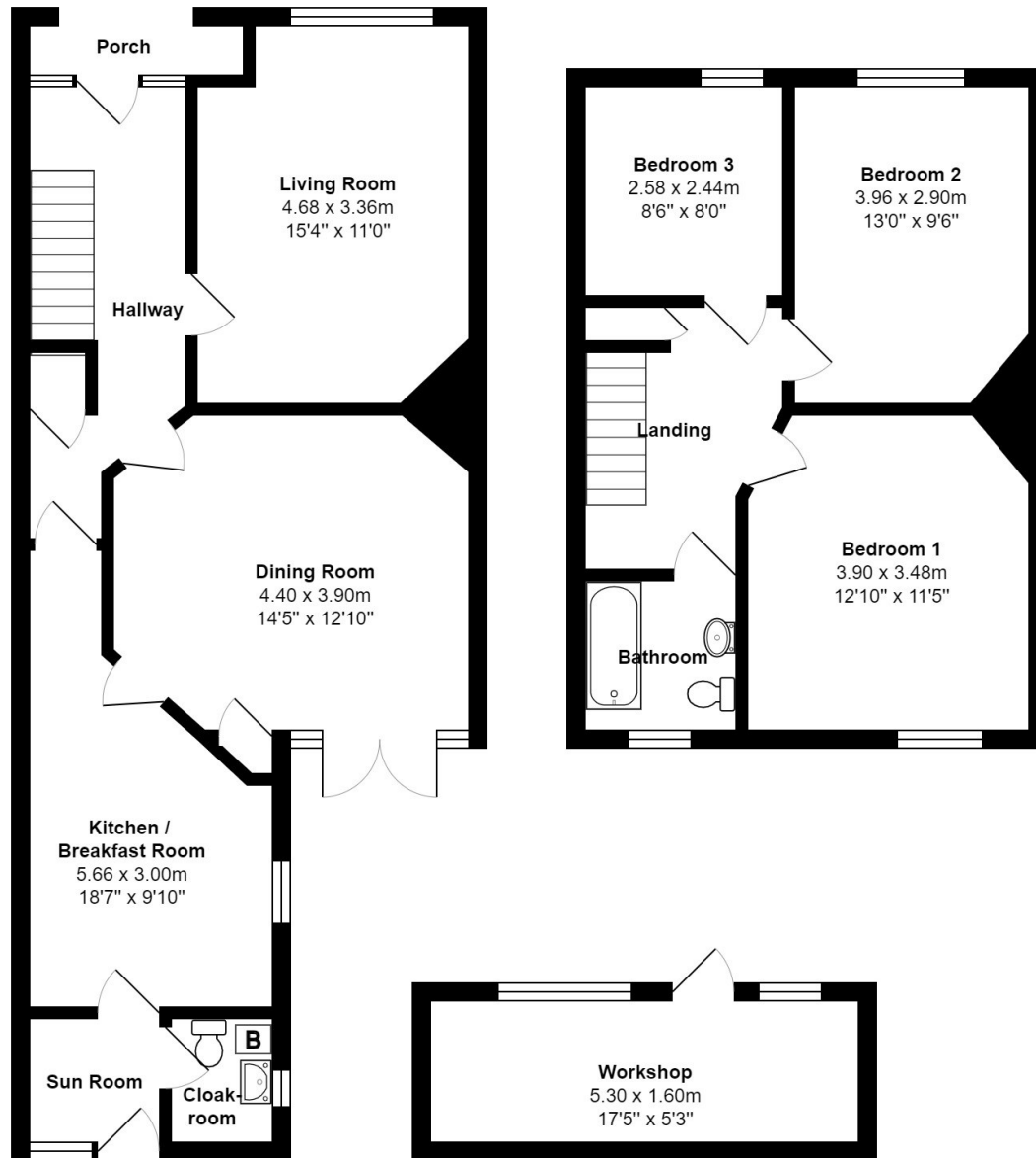
**AGENTS NOTES:** Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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