



£397,500
262 Chatsworth Avenue
Cosham, PO6 2UP

We are delighted to welcome to the market this well presented and extended four bedroom family home situated in the popular location of Chatsworth Avenue, Cosham. The property is located a short distance from Cosham Railway Station, Cosham High Street, bus routes, motorway links, schools and other amenities. The accommodation is arranged over three floors and comprises; porch, entrance hall, lounge, dining room, spacious kitchen, conservatory and WC to the ground floor. On the first floor you will find three double bedrooms, modern bathroom suite with the master bedroom and en-suite shower room to the top floor. Additional benefits to the property include a landscaped low maintenance south facing garden, off road parking, outbuilding to the rear with power and lighting, double glazing and gas central heating. A viewing is highly recommended to appreciate the property and location on offer.

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PORCH

ENTRANCE HALL 11' 9" x 6' 3" (3.58m x 1.91m)

LOUNGE 15' 5" x 10' 10" (4.7m x 3.3m) Benefitting from a log burner.

DINING ROOM 14' 3" x 12' 6" (4.34m x 3.81m)

KITCHEN 18' 6" x 9' 8" (5.64m x 2.95m)

CONSERVATORY 10' 9" x 7' 3" (3.28m x 2.21m)

WC 3' 1" x 2' 5" (0.94m x 0.74m)

BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m)

BEDROOM THREE 12' 10" x 9' 4" (3.91m x 2.84m)

BEDROOM FOUR 7' 10" x 7' 5" (2.39m x 2.26m)

BATHROOM 6' 2" x 5' 9" (1.88m x 1.75m)

BEDROOM ONE 16' 10" x 9' 3" (5.13m x 2.82m) With additional eaves storage.

ENSUITE 6' 0" x 5' 4" (1.83m x 1.63m)

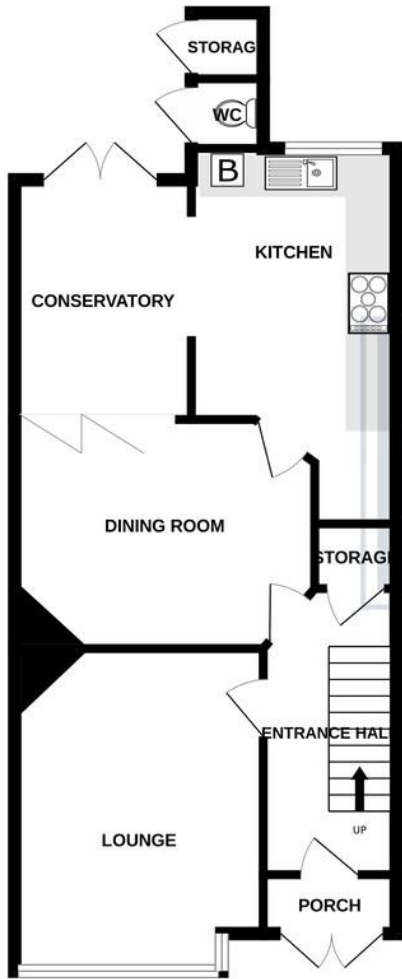
GARDEN South facing.

OUTBUILDING 16' 7" x 9' 6" (5.05m x 2.9m) With power and lighting.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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LOCAL AUTHORITY
 Portsmouth City Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band

VIEWINGS
 By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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