



£285,000
46 Chaucer Avenue
Paulsgrove, PO6 4PJ

PROPERTY SUMMARY

We are delighted to present to the market this extended four bedroom mid terrace family home located on Chaucer Avenue in Poets Corner within walking distance to the local Leith Avenue shops. The property comprises a living room, a modern kitchen, a conservatory which is currently being used as a dining room, three bedrooms on the first floor as well as a bathroom and separate W.C and a main double bedroom to the 2nd floor. To the rear of the property there is a tiered garden with brick built storage areas, a covered seating area and side access. An internal viewing is highly recommended, to arrange this contact our Portchester Office today!





FRONT

LIVING ROOM 12' 10" x 12' 01" (3.91m x 3.68m)

KITCHEN 15' 05" x 7' 0" (4.7m x 2.13m)

CONSERVATORY/DINING ROOM 9' 06" x 9' 0" (2.9m x 2.74m)

LANDING

BEDROOM 1 14' 01" x 15' 01" (4.29m x 4.6m)

BEDROOM 2 12' 11" x 10' 04" (3.94m x 3.15m)

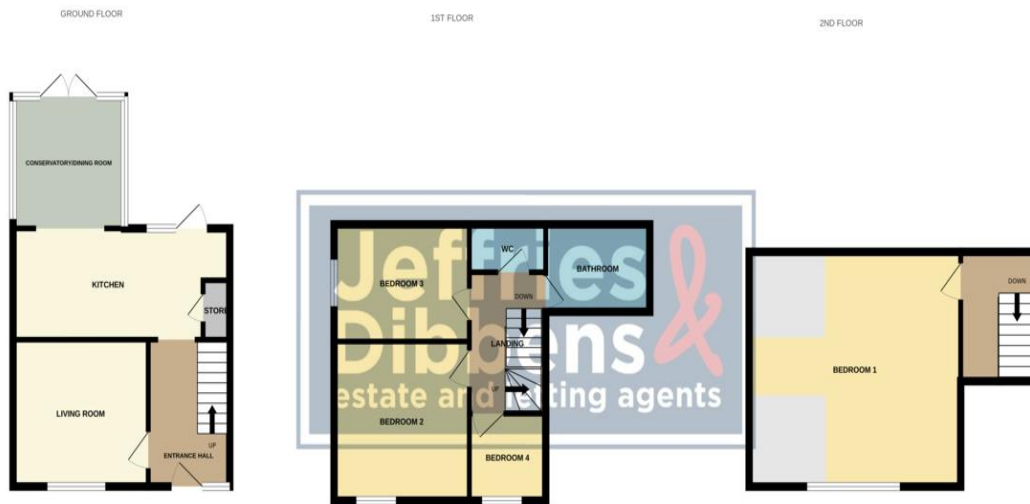
BEDROOM 3 11' 07" x 7' 01" (3.53m x 2.16m)

BEDROOM 4 7' 05" x 5' 11" (2.26m x 1.8m)

BATHROOM

W.C

REAR GARDEN



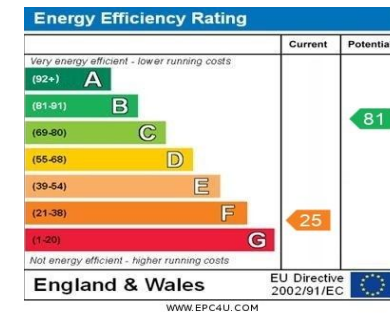
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 B

VIEWINGS
By prior appointment only



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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