



£289,995
30 Chaucer Avenue
Poets Corner, PO6 4PJ

PROPERTY SUMMARY

An opportunity has arisen to purchase this well presented and extended home situated on the Portchester borders which offers open plan living. The accommodation comprises 15' lounge, 20' open plan kitchen/diner and cloakroom to the ground floor with two double bedroom and a refitted bathroom suite to the first floor. An added attraction is the loft room which would be ideal for a teenagers and also boasts panoramic views across Portsmouth Harbour. An internal inspection is highly recommended to fully appreciate everything this home has to offer.

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LOUNGE

15' 0" x 10' 3" (4.57m x 3.12m)

KITCHEN

13' 10" x 9' 5" (4.22m x 2.87m)

DINING ROOM

15' 7" x 9' 8" (4.75m x 2.95m)

UTILITY

WC

6' 10" x 2' 4" (2.08m x 0.71m)

LANDING

BEDROOM ONE

14' 7" x 10' 0" (4.44m x 3.05m)

BEDROOM TWO

10' 3" x 8' 4" (3.12m x 2.54m)

BATHROOM

6' 1" x 5' 0" (1.85m x 1.52m)

LOFT ROOM

16' 6" x 11' 10" (5.03m x 3.61m)





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 guidance 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

EPC to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is not a **credit check** and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.