



363 Chatsworth Avenue, Portsmouth, PO6 2UW

Offers In Excess Of £385,000



Chatsworth Avenue |
Portsmouth | PO6 2UW
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W&W are delighted to offer for sale this well presented & extended four bedroom semi detached home boasting over 1600 Sq.Ft. The property enjoys four bedrooms, lounge, modern kitchen/breakfast room, dining/family room & two family bathrooms. The property also enjoys a rear garden & boasts block paved driveway providing parking for multiple vehicles.

Chatsworth Avenue is situated in the popular Cosham location. The property enjoys close proximity to the train station, local schools for all ages, access to Cosham high street which has an array of amenities and easy access to the M27 Motorway. It is a great community hub also, with a local church, community centres as well as facilities to hire at Highbury College. While a short drive from Portsmouth, North Harbour & Farlington retail parks, as well as all the bars & restaurants at Port Solent marina. You are also within close proximity to Q.A. Hospital.





Well presented & extended four bedroom semi detached family home

Versatile living accommodation in excess of 1600 Sq.Ft spanning across three floors

Welcoming entrance hall enjoying wooden flooring flowing throughout the ground floor & understairs storage cupboard

Dual aspect modern kitchen/breakfast room enjoying central island unit with butchers block worktops & high gloss units

Integrated appliances include six ring gas hob, double oven, dishwasher & space for 'American' style fridge/freezer

Spacious lounge enjoying walk in bay window

21'7ft Dining room/family room enjoying double doors opening out onto the rear garden

Main bedroom to the first floor boasting walk in bay window

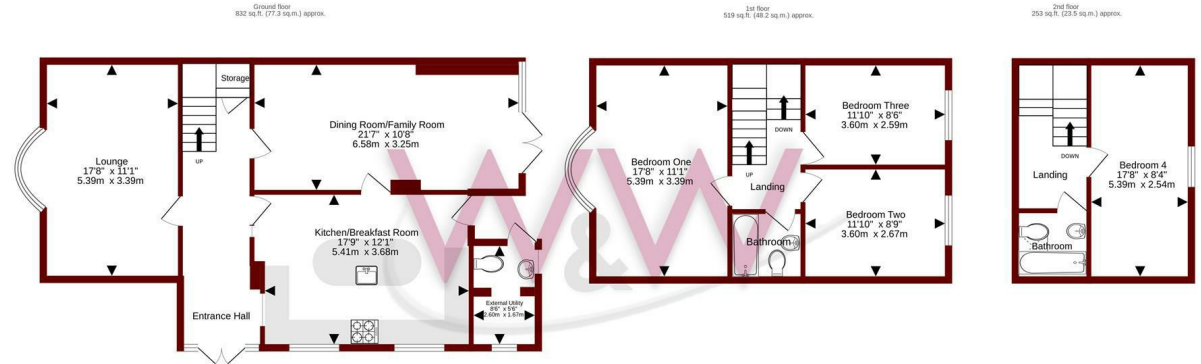
Two additional double bedrooms & modern family bathroom to the first floor

Loft conversion providing modern bathroom, bedroom & eaves storage

Rear garden

Block paved driveway providing parking for ample vehicles

Vendor suited



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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