



£328,000
1 Chestnut Avenue
Southsea, PO4 8AB

END TERRACED HOME WITH NO FORWARD CHAIN! An opportunity to purchase an end terraced home situated in the cul-de-sac location of Chestnut Avenue, Southsea. Accommodation on offer comprises; entrance hall, lounge with bay window, downstairs WC, fitted kitchen/diner with doors out to the WEST FACING REAR GARDEN with side pedestrian access and outside WC. Three bedrooms and a fitted bathroom suite can be found on the first floor. Well positioned with easy access to Fratton Train Station, The Pompey shopping centre and Milton Park. Further benefits include gas central heating and double glazing. We highly advise an internal viewing at your earliest inconvenience so please call the Southsea office to arrange this.

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ENTRANCE Forecourt entrance laid to tiles and shingle, enclosed by brick wall and fencing, period style wooden front door to:-

HALLWAY Obscure double glazed window to side elevation, radiator, stairs to first floor landing, laminate flooring, doors to all rooms.

WC Low level WC, vanity unit housing wash basin, tiled to principal areas, heated towel rail, extractor fan.

LOUNGE 15' 3" x 11' 3" (4.67m x 3.45m) Double glazed bay window to front elevation, radiator, laminate flooring.

KITCHEN/DINER 17' 7" x 13' 3" (5.36m x 4.04m) Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in electric oven with gas hob and extractor hood over, spaces and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted boiler, tiled flooring, vertical radiator, spot lights, double glazed window to rear elevation, door to garden.

FIRST FLOOR LANDING Doors to all rooms, double glazed window to side elevation.

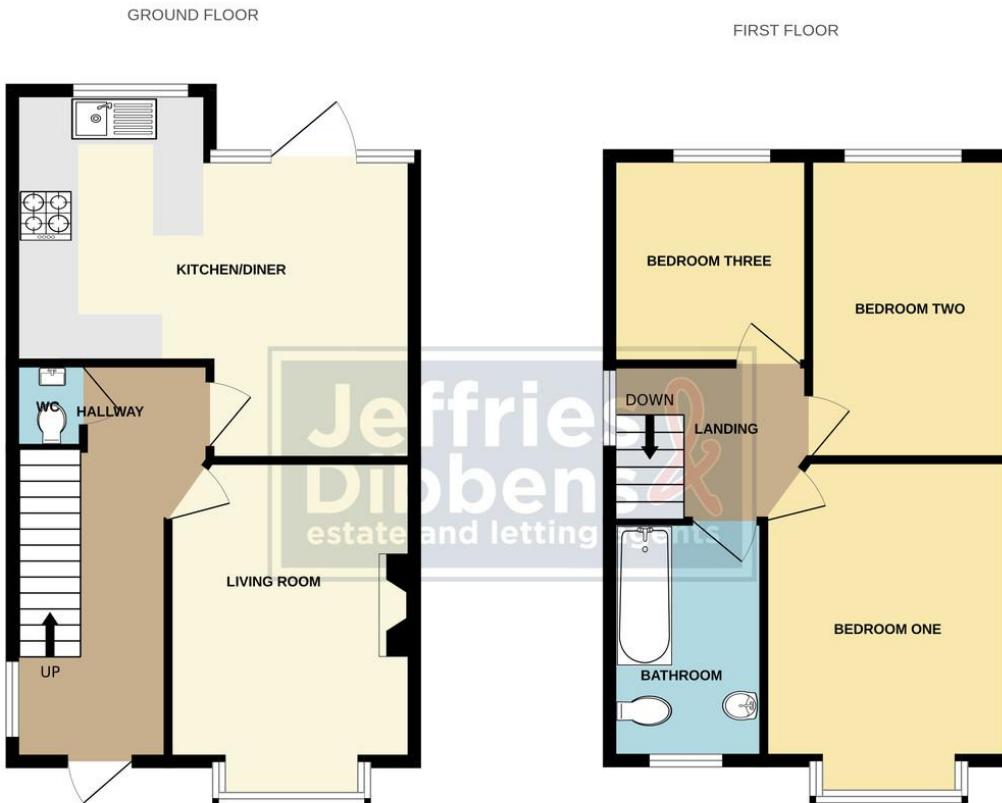
BEDROOM ONE 15' 7" x 11' 3" (4.76m x 3.45m) Double glazed window to front elevation, carpeted, radiator.

BEDROOM TWO 13' 1" x 9' 7" (3.99m x 2.93m) Double glazed window to rear elevation, carpeted, radiator.

BEDROOM THREE 10' 11" x 7' 4" (3.33m x 2.26m) Double glazed window to rear elevation, radiator.

BATHROOM 7' 10" x 5' 8" (2.41m x 1.74m) Panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring, obscure double glazed window to front elevation.

GARDEN 24' 0" (7.33m) Westerly facing, laid to artificial grass, paved borders, outside WC, shed, gated side access, enclosed by wooden fencing.



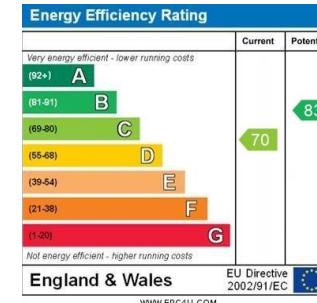
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for indicative purposes only and should not be used as 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 C

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.

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.