



£350,000
285 Chatsworth Avenue
Portsmouth, PO6 2UW

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom property located in Chatsworth Avenue and within easy access of Cosham High Street, Train Station and local motor way links. The property has been modernised and enhanced by the current owners to now offer, a hallway, two reception rooms, a modern fitted kitchen a sun room with access to a shower and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms and the family bathroom. Other benefits include off road parking located to the front of the property, gas central heating and double glazing. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front.

HALLWAY

DOWNSTAIRS WC

LOUNGE 15' 4 into bay" x 12' 0" (4.67m x 3.66m)

DINING ROOM 14' 3" x 12' 5" (4.34m x 3.78m)

KITCHEN 16' 1 max" x 9' 7" (4.9m x 2.92m)

SUN ROOM 13' 0 max" x 9' 11 max" (3.96m x 3.02m) Access to shower, bi-folding doors to the rear garden.

LANDING

BEDROOM ONE 12' 6" x 11' 4" (3.81m x 3.45m)

BEDROOM TWO 12' 10" x 9' 5" (3.91m x 2.87m)

BEDROOM THREE 8' 0" x 7' 8" (2.44m x 2.34m)

BATHROOM

REAR GARDEN Access to work shop and green house.





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 C

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.



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