

£335,000

307 Chatsworth Avenue

Portsmouth, PO6 2UW

PROPERTY SUMMARY

Located within easy access of local motorway links to local transport links and shops, you will find this spacious three bedroom family home. With the added benefit of a loft room and gas central heating. This property also offers a good size lounge, modern fitted kitchen, dining room, a garden room and a downstairs WC. To the first floor you will find a bathroom consisting of a four piece bathroom suite, three bedrooms and stairs leading to a versatile loft room which offers multiple potential uses. Externally there is a low maintenance rear garden with access to an outbuilding, complete with power, lighting and a WC. To the front of the property you can find off road parking and an EV car charger. To arrange your viewing contact our Drayton Office today!

3

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2











FRONT Off road parking, front door to porch

PORCH

HALLWAY

LOUNGE 15' 4" x 11' 0" (4.67m x 3.35m)

DINING ROOM 14' 5" x 12' 6" (4.39m x 3.81m)

KITCHEN 15' 5 max" x 9' 7 max" (4.7m x 2.92m)

GARDEN ROOM 6' 8" x 5' 0" (2.03m x 1.52m)

WC

LANDING

BEDROOM ONE 13' 3 to front of wardrobes " x 9' 5" (4.04m x 2.87m)

BEDROOM TWO 12' 6" x 9' 5 to front of wardrobes" (3.81m x 2.87m)

BEDROOM THREE 7' 10" x 7' 4" (2.39m x 2.24m)

BATHROOM 9' 1" x 5' 9" (2.77m x 1.75m)

LOFT ROOM 14' 0" x 9' 5" (4.27m x 2.87m)

REAR GARDEN

OUTBUILDING 6' 8" x 5' 0" (2.03m x 1.52m) Access to WC. Power, lighting and water supply.

WC



Jeffries & Dibbens
estate and letting agents

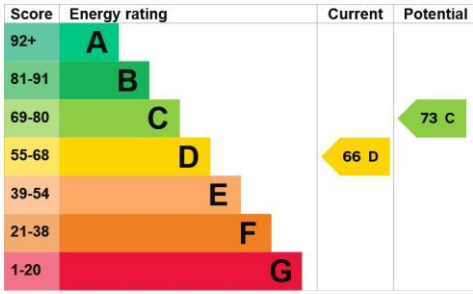
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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