



**Price**  
**£245,000**

**Freehold**

3x  1x  2x 

**Coniston Avenue,  
Portsmouth, Hampshire,  
PO3**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards



## Main features

- Offered with no forward chain
- Charming & sizeable private rear garden
- Walking distance to numerous local amenities & great schooling
- Quiet road with residential permit parking
- Significant scope to extend, remodel or reconfigure

## Accommodation

### GROUND FLOOR

- Entrance Hallway
- Lounge : 14'4 x 13'4 (4.37m x 4.07m)
- Dining Room: 13'4 x 10'4 (4.07m x 3.15m)
- Kitchen: 10'0 x 8'5 (3.05m x 2.57m)
- Cloakroom

### FIRST FLOOR

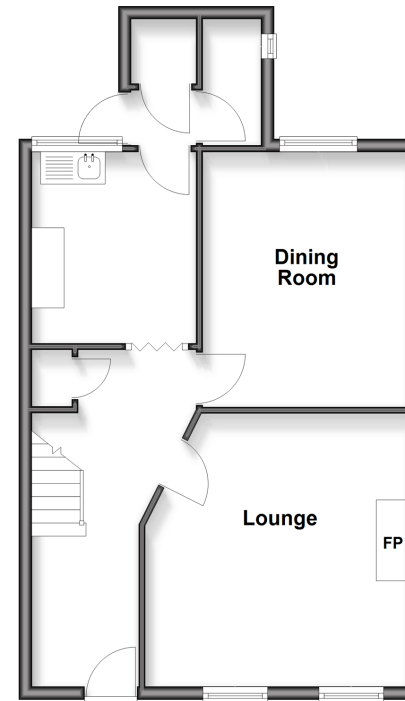
- Landing
- Bedroom 1: 15'7 x 11'1 (4.75m x 3.38m)
- Bedroom 2: 13'1 x 10'4 (3.99m x 3.15m)
- Bedroom 3: 9'6 x 8'4 (2.90m x 2.54m)
- Bathroom: 10'2 x 5'5 (3.10m x 1.65m)

### OUTSIDE

- Front and Rear Garden

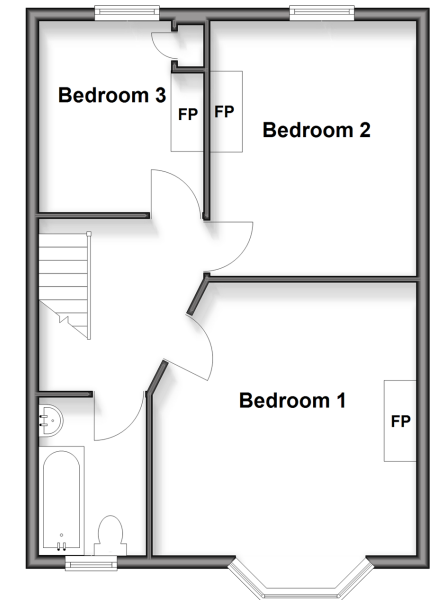
### Ground Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



### First Floor

Approx. 48.5 sq. metres (521.5 sq. feet)



Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property



41635208/20260513/ZMG/ZMG