

OFFERS IN EXCESS OF

£325,000

107 Chatsworth Avenue

Portsmouth, PO6 2UH

PROPERTY SUMMARY

We're pleased to present to the market this three-bedroom terraced family home, situated on Chatsworth Avenue in Highbury. The property is ideally located within easy reach of Cosham High Street, the train station and a range of local amenities, while also providing convenient access to motorway and bus links. The accommodation comprises two spacious reception rooms, a kitchen, utility/lean-to and downstairs WC. To the first floor, there are three bedrooms and a modern family bathroom. Externally, the property benefits from a rear garden, which is partly laid to lawn with a decked area, as well as off-road parking for two cars to the front. To arrange your viewing, please contact our Drayton office today.

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FRONT Off road parking located to the front of the property, front door to porch.

PORCH

HALLWAY

LOUNGE 15' 7 into bay" x 10' 11" (4.75m x 3.33m)

DINING ROOM 14' 3" x 12' 7" (4.34m x 3.84m)

KITCHEN 16' 2" x 9' 8" (4.93m x 2.95m)

UTILITY ROOM/LEAN TO 7' 1" x 5' 11" (2.16m x 1.8m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 12' 7" x 11' 5" (3.84m x 3.48m)

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

BEDROOM THREE 7' 10" x 7' 9" (2.39m x 2.36m)

FAMILY BATHROOM

REAR GARDEN Partly laid to lawn with decked area.



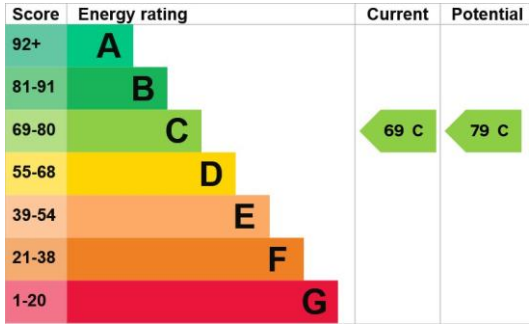
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Jeffries & Dibbens
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