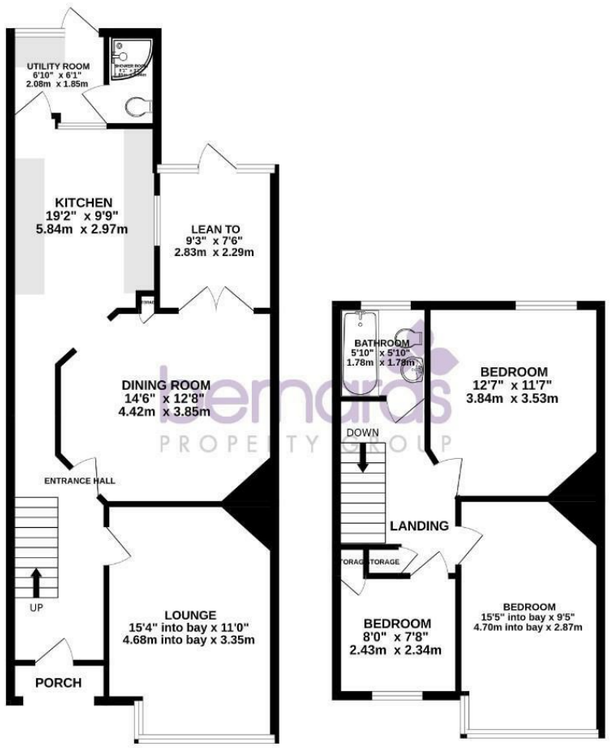
GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £325,000

Chatsworth Avenue, Portsmouth PO6 2UL

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HIGHLIGHTS

- HIGHBURY LOCATION
- MID TERRACE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- LEAN TO/GARDEN ROOM
- OFF ROAD PARKING
- CLOSE TO QA HOSPITAL
- CLOSE TO COSHAM STATION
- POTENTIAL TO EXTEND STPC
- ONE TO VIEW

Nestled in the desirable Highbury Estate of Cosham, this charming mid-terrace house on Chatsworth Avenue offers a delightful blend of comfort and potential. Spanning an impressive 1,156 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The layout is both practical and welcoming, providing a seamless flow throughout the living areas. The property boasts a convenient downstairs shower room, alongside an additional bathroom upstairs, catering to the needs of a busy household.

One of the standout features of this home is its proximity to Cosham Train Station, ensuring excellent transport links for commuters and easy access to the wider area. The location is not only convenient but also offers a sense of community, with local amenities and parks nearby.

For those looking to personalise their living space, there is potential to extend into the loft, subject to planning consent. This opportunity allows for the creation of additional rooms or a unique living area, tailored to your specific needs.

In summary, this three-bedroom terraced house on Chatsworth Avenue presents a wonderful opportunity to secure a family home in a sought-after location, with the added benefit of potential for future development. Do not miss the chance to make this property your own.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE
15'4" x 10'11" (4.68 x 3.35)

DINING ROOM
14'6" x 12'7" (4.42 x 3.85)

KITCHEN
19'1" x 9'8" (5.84 x 2.97)

UTILITY ROOM
6'9" x 6'0" (2.08 x 1.85)

SHOWER ROOM

LEAN TO
9'3" x 7'6" (2.83 x 2.29)

LANDING

BEDROOM 1
15'5" x 9'4" (4.70 x 2.87)

BEDROOM 2
12'7" x 11'6" (3.84 x 3.53)

BEDROOM 3
7'11" x 7'8" (2.43 x 2.34)

BATHROOM
5'10" x 5'10" (1.78 x 1.78)

GARDEN

PARKING TO FRONT

COUNCIL TAX BAND B
£1696

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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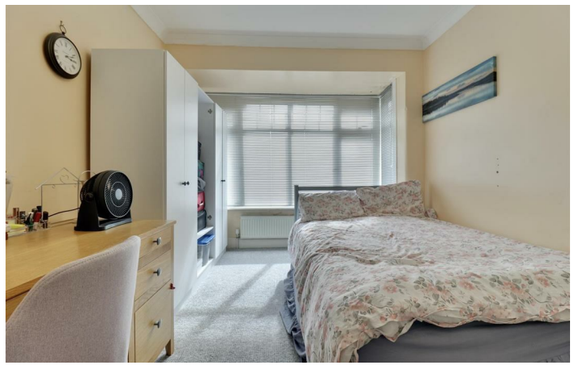
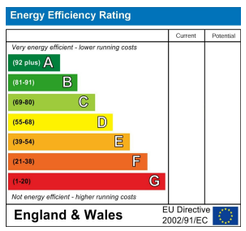
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.





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