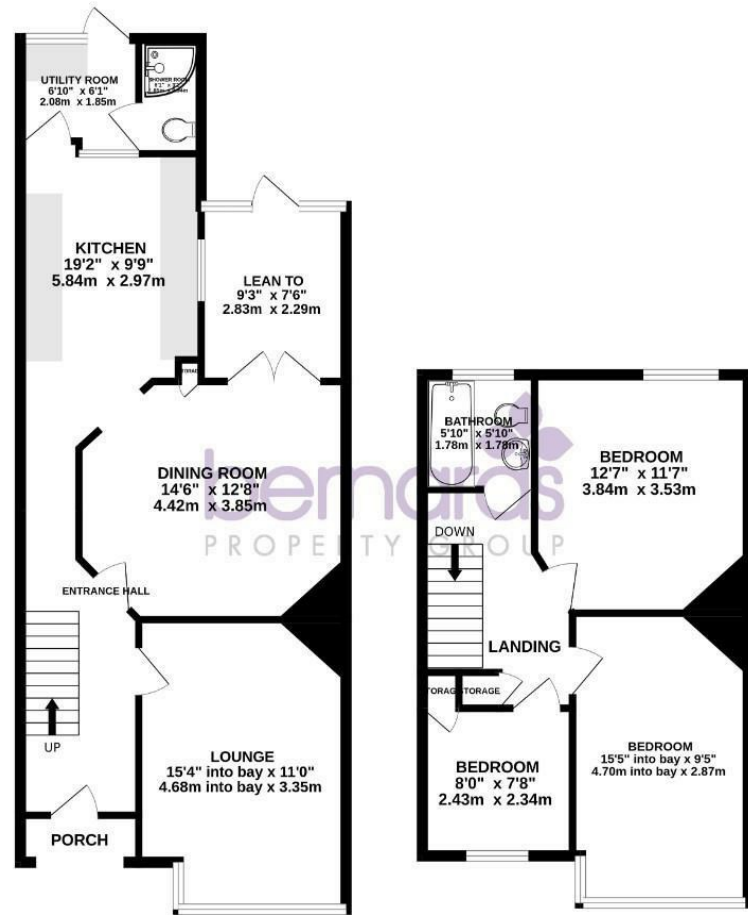


GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.

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 foregoing 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.  
Made with Homestyler (2023)



Asking Price £325,000

Chatsworth Avenue, Portsmouth PO6 2UL



## 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.

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



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**  
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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.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 76                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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