

Offers In Excess Of £325,000

Cobden Avenue, Portsmouth PO3
6NB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ GARAGE TO REAR
- ❖ FOUR PIECE BATHROOM
- ❖ OPEN PLAN LIVING
- ❖ GROUND FLOOR EXTENDED
- ❖ GALLEY KITCHEN
- ❖ LOW MAINTENANCE GARDEN
- ❖ WELL PRESENTED THROUGHOUT
- ❖ SOUGHT AFTER LOCATION
- ❖ SHORT WALK TO BAFFINS POND

Situated on the sought-after Cobden Avenue, this well-presented three-bedroom family home offers spacious accommodation, modern living, and excellent convenience for everyday family life. Ideally located close to local amenities, well-regarded schools, transport links, and parks, this attractive home is perfectly positioned for families seeking both convenience and a welcoming residential setting.

Upon entering the property, you are welcomed into a bright and spacious open-plan lounge and dining area, creating the perfect setting for both relaxing and entertaining. The generous living space benefits from an abundance of natural light, providing a warm and inviting atmosphere throughout.

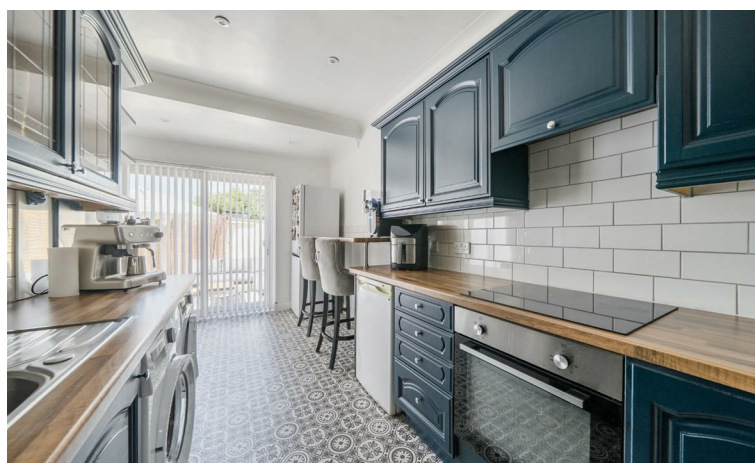
The extended galley-style kitchen is a standout feature of the home, offering enhanced ground-floor living space and a practical layout. Externally, the property benefits from a garage / off-road parking.

Upstairs, the property offers three well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home. The impressive four-piece family bathroom includes both a bath and separate shower, delivering convenience and comfort for modern living.

This charming property presents an excellent opportunity to acquire a spacious family home in a popular area of Portsmouth. Early viewing is highly recommended.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE
11'9" x 11'6" (3.60 x 3.52)

DINING ROOM
11'8" x 9'8" (3.57 x 2.97)

KITCHEN/BREAKFAST ROOM
16'11" x 16'1" (5.17 x 4.91)

BEDROOM ONE
13'10" x 10'5" (4.23 x 3.19)

BEDROOM TWO
11'10" x 11'4" (3.61 x 3.47)

BEDROOM THREE
8'0" x 6'8" (2.45 x 2.05)

BATHROOM
10'8" x 7'8" (3.27 x 2.35)

GARAGE
17'3" x 14'11" (5.28 x 4.55)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : C £1,938.59

Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing
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 conveyance 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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	79
EU Directive 2002/91/EC		
England & Wales		



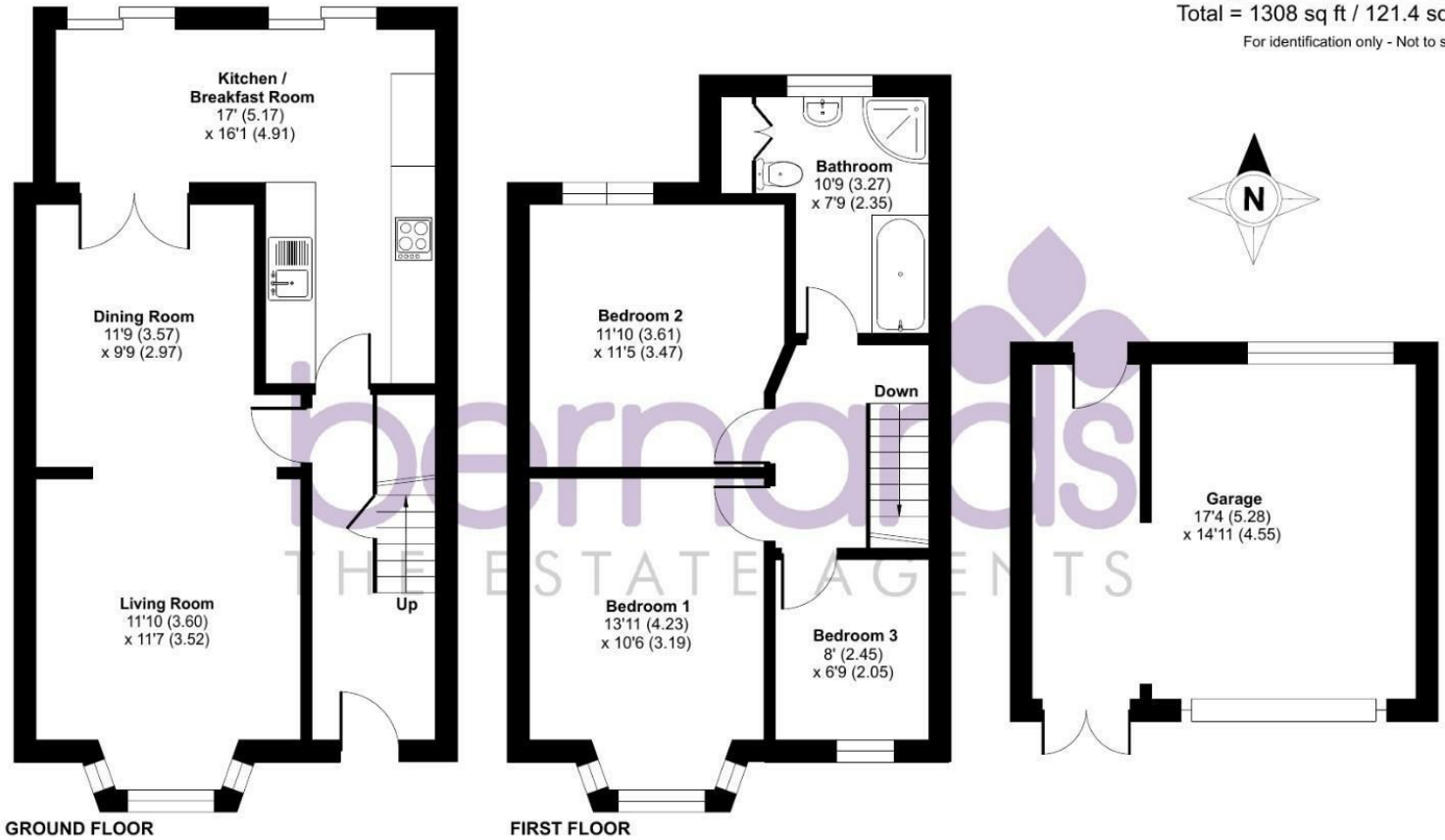
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Approximate Area = 1052 sq ft / 97.7 sq m

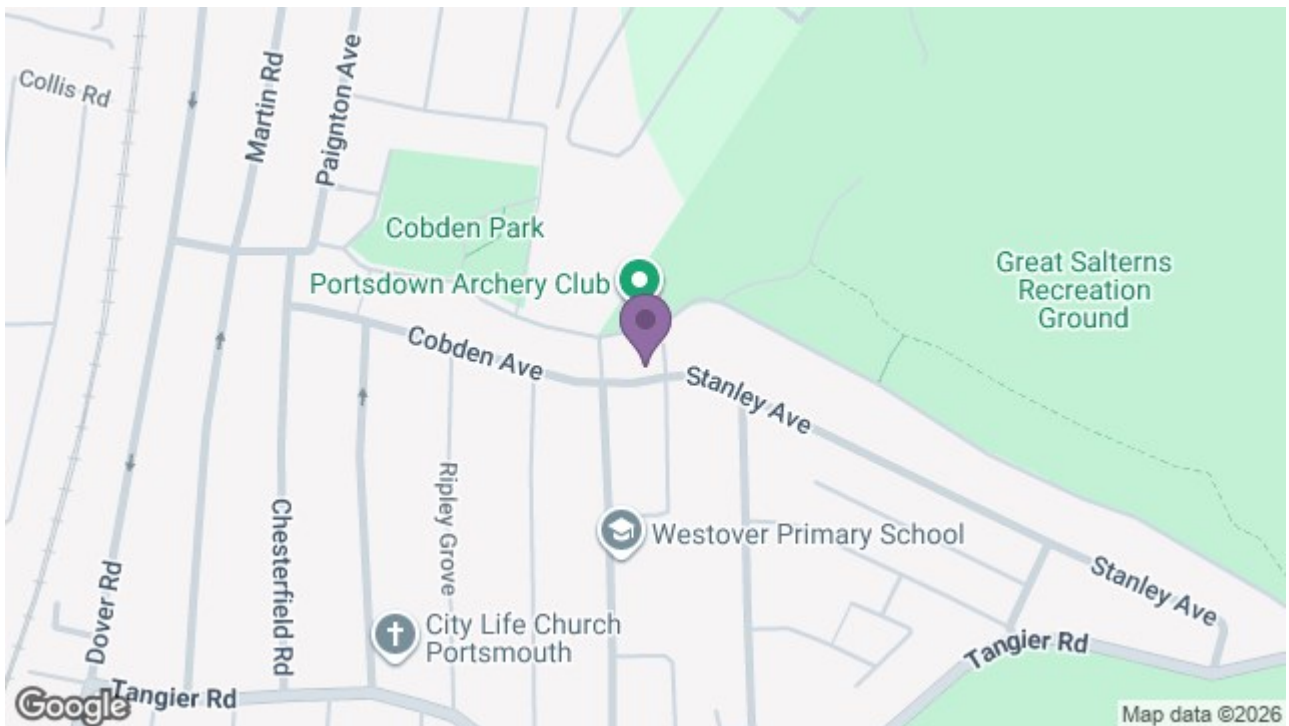
Garage = 256 sq ft / 23.7 sq m

Total = 1308 sq ft / 121.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1481407



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