



67 Cheltenham Road

, Portsmouth, PO6 3PY

Offers in excess of £300,000

This charming house offers a perfect blend of modern living and convenience. Built between 1960 and 1969, the property has been thoughtfully updated to provide a stylish and comfortable home. With three well-proportioned bedrooms, it is ideal for families or those seeking extra space.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design flows throughout, ensuring a welcoming atmosphere in every corner. The bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is the large driveway, which accommodates up to four vehicles, providing ample parking for residents and visitors alike. The outdoor space is equally impressive, featuring a patio garden that is perfect for summer gatherings. The large summer house, complete with a bar, light, and power, offers a fantastic retreat for relaxation or entertaining.

Conveniently located, this home is just a stone's throw away from QA Hospital, a variety of shops, and essential amenities. Excellent transport links make commuting a breeze, ensuring that you are well-connected to the wider area.

With no forward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a family home, this delightful house on Cheltenham Road is not to be missed.

- **NO FORWARD CHAIN**
- Large smartly kept driveway
- Fresh & stylish throughout
- Modern fitted kitchen and bathroom
- Three double bedrooms
- Feature fire place in lounge
- Summer house with barn light & power
- Easy reach of shops, amenities, & schools
- Walking distance to QA Hospital
- Great transport links to M27 & Cosham train station

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



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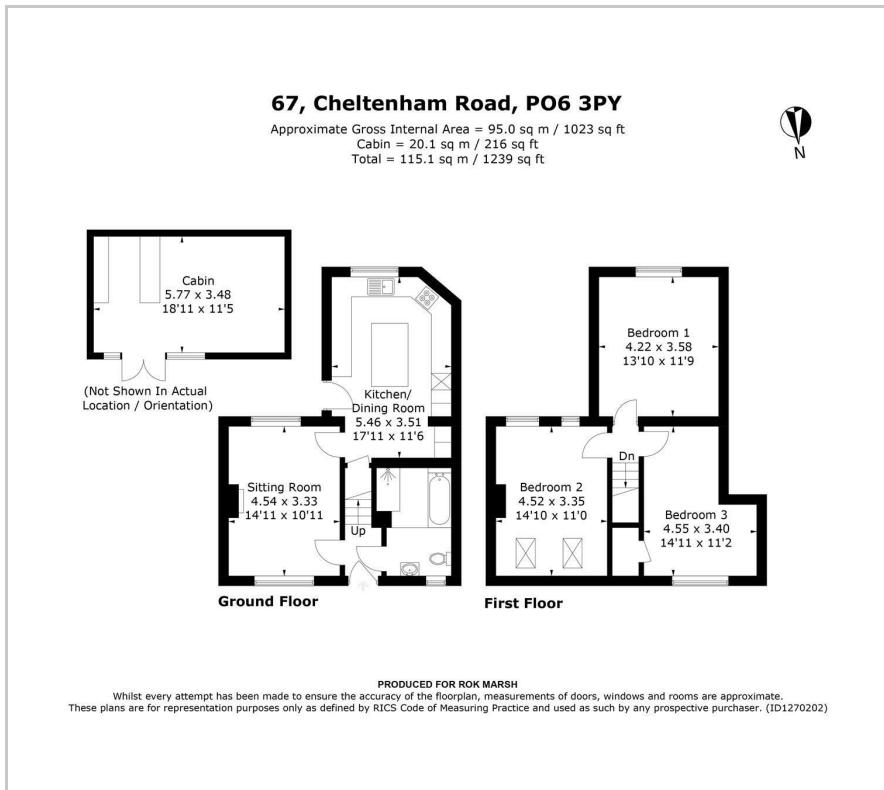


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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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