



7 Cobden Avenue

, Portsmouth, PO3 6NA

Guide price £325,000

Situated on the ever-popular Cobden Avenue in Portsmouth, this spacious three-bedroom family home offers an excellent opportunity for buyers looking to create their ideal home.

Occupying approximately 1,151 sq ft, the property provides ample living accommodation throughout and is perfectly suited to growing families. While requiring modernisation, it presents a fantastic blank canvas for those wishing to put their own stamp on a property and add value over time.

The accommodation comprises a generous reception room, three well-proportioned bedrooms, and a family bathroom. Outside, the home benefits from a garage with space for one vehicle, along with additional parking and storage options.

A particular feature of this property is its enviable position backing directly onto a family-friendly park, offering a wonderful extension of the outdoor space and an ideal setting for children to play and families to enjoy the outdoors.

Located within easy reach of local amenities, schools, and transport links, this is a rare opportunity to acquire a spacious family home with excellent potential in a highly convenient residential location.

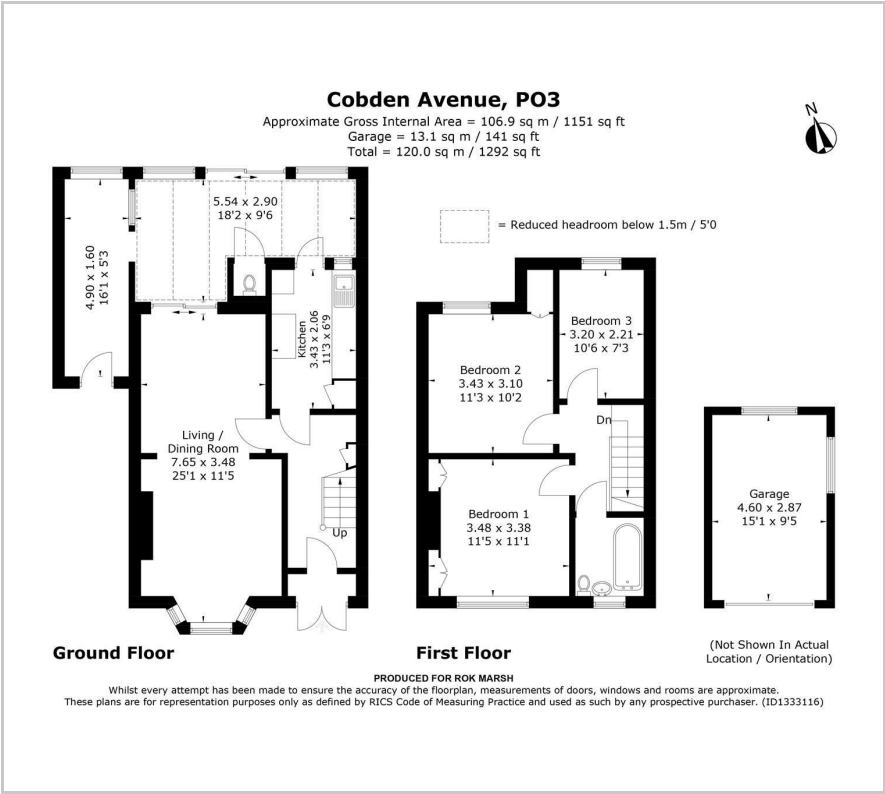
- ****No Chain****
- **3 Bedroom Family Home**
- **Desirable Baffins Location**
- **Garage and Additional Parking**
- **Family Friendly Park Outside**
- **Blank Canvas To Put Your Stamp On**
- **Perfect for First Time Buyers**
- **Ideal For Investors**
- **Close To Local Amenities**
- **Good Transport Links**

Viewing

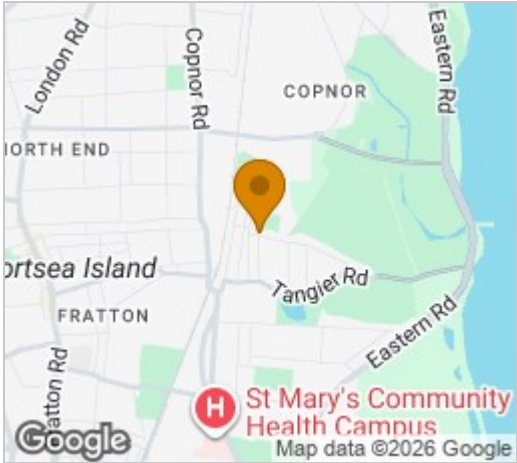
Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



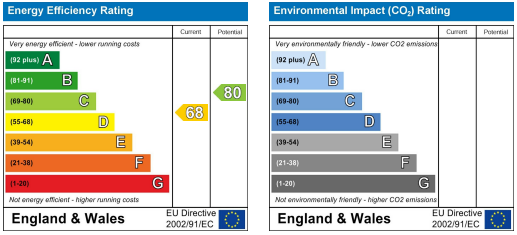
Floor Plan



Area Map



Energy Efficiency Graph



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