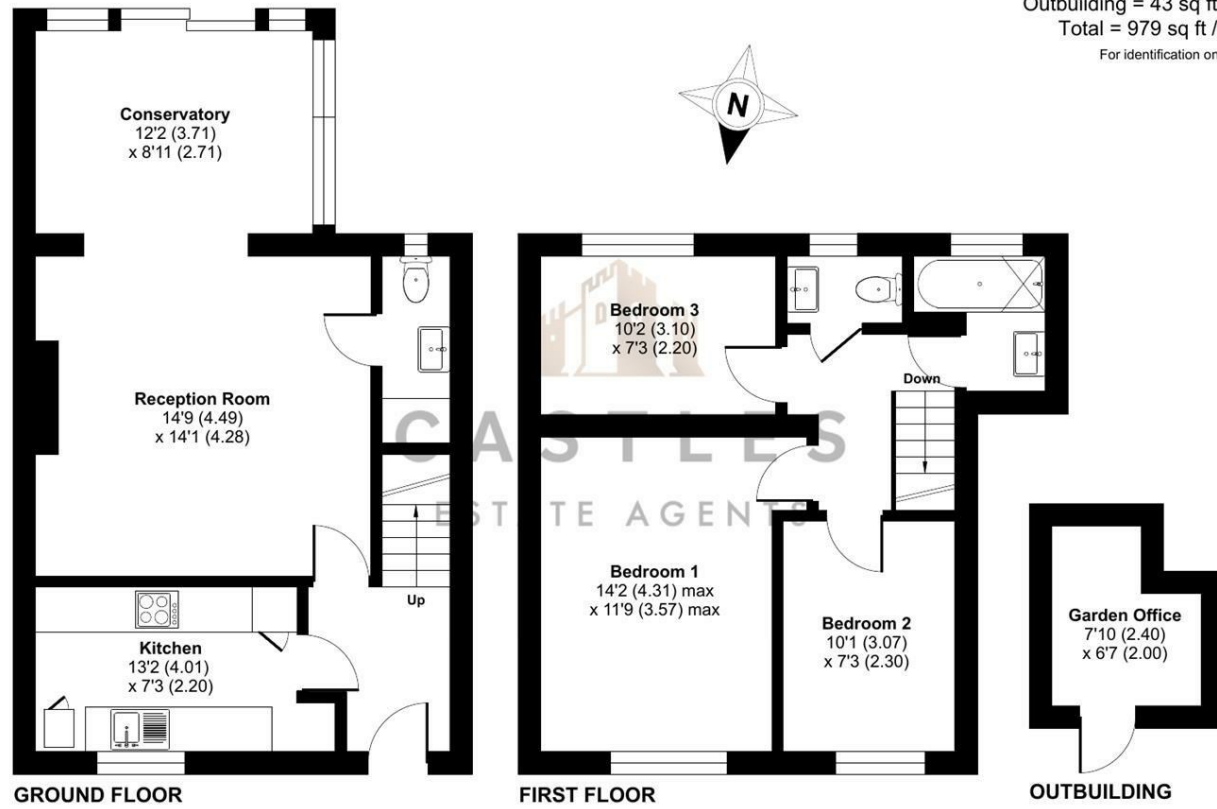


Floor Plan

Chaucer Avenue, Portsmouth, PO6

Approximate Area = 936 sq ft / 86.9 sq m  
 Outbuilding = 43 sq ft / 3.9 sq m  
 Total = 979 sq ft / 90.8 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). © nrichcom 2026. Produced for Castles Estate Agents Hampshire Ltd. REF: 1436066



15 Chaucer Avenue  
 Portsmouth, PO6 4PJ

We are pleased to welcome to the market this well presented three bedroom mid terrace property with off road parking for two vehicles in Chaucer Avenue, Paulsgrove.

This extended terraced house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The modern fitted kitchen is a delightful feature, perfect for those who enjoy cooking and entertaining.

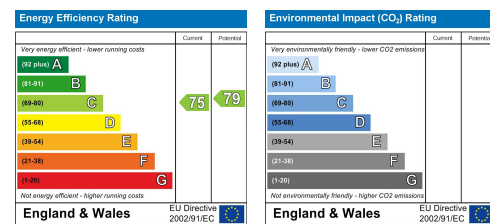
The large lounge provides a welcoming atmosphere and seamlessly leads into a bright conservatory, creating an ideal space for relaxation or family gatherings. Additionally, the convenience of a downstairs WC enhances the practicality of the home. The home also has the benefit of a South Facing rear garden.

For those who require a dedicated workspace, the garden office is a fantastic addition, allowing for a quiet and productive environment away from the main living areas.

The vendors have found a property and there is no chain above, making this an attractive option for buyers looking to move swiftly. With its blend of modern amenities and thoughtful design, this property on Chaucer Avenue is not to be missed.

Asking price £290,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Company Number: 12821075

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# 15 Chaucer Avenue

Portsmouth, PO6 4PJ



- Extended Terrace Property
- Modern Fitted Kitchen
- Downstairs Cloakroom
- External Home Office
- Upstairs Bathroom & Separate WC
- Three bedrooms
- Lounge
- Conservatory
- South Facing Rear Garden
- Vendors Suited

**KITCHEN**  
13'2 x 7'3 (4.01m x 2.21m)

**LOUNGE**  
14'9 x 14'1 (4.50m x 4.29m)

**CONSERVATORY**  
12'2 x 8'11 (3.71m x 2.72m)

**BEDROOM ONE**  
14'2 x 11'9 (4.32m x 3.58m)

**BEDROOM TWO**  
10'1 x 7'3 (3.07m x 2.21m)

**BEDROOM THREE**  
10'2 x 7'3 (3.10m x 2.21m)

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal

called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

