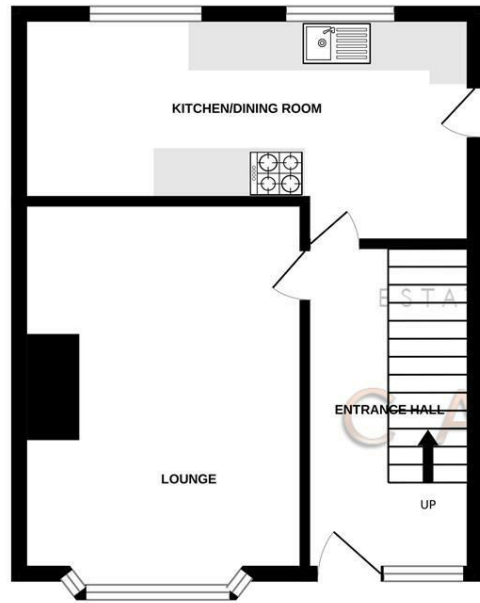


Floor Plan

GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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14 Chaucer Avenue
Portsmouth, PO6 4PJ

We are pleased to welcome to the market this two bedroom end of terrace property located in Chaucer Avenue, Paulsgrove.

The property is well presented throughout and the ground floor consists of a lounge room to the front of the home and a modern kitchen diner across the rear.

Moving upstairs there is a modern family bathroom and two double bedrooms.

Externally there is front garden space and side access to the rear garden which is all landscaped and low maintenance featuring a summer house. There is also the bonus of a brick built shed/utility room.

For more information or to arrange a viewing please call Castles today.

Offers over £265,000

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

02394318899

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Company Number: 12821075

VAT Number: 356389459

14 Chaucer Avenue

Portsmouth, PO6 4PJ



- TWO BEDROOMS
- MODERN BATHROOM
- END OF TERRACE
- MODERN KITCHEN
- LANDSCAPED GARDEN
- IDEAL FIRST TIME BUYER HOME

LOUNGE
10'5" x 15'1" (3.2 x 4.6)

KITCHEN/DINER
16'8" x 6'10" (5.1 x 2.1)

BATHROOM
5'10" x 4'11" (1.8 x 1.5)

BEDROOM 1
16'8" x 9'10" (5.1 x 3.0)

BEDROOM 2
10'2" x 10'9" (3.1 x 3.3)

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.

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.

