



**£325,000**  
**324 Chatsworth Avenue**  
Cosham, PO6 2UP

We are delighted to welcome to the sales market this well presented extended three bedroom terrace home situated in the popular area of Chatsworth Avenue, Cosham. The property is located within close proximity to schools, local shops, Cosham railway station, local parks and road links. The accommodation is arranged over three floors and comprises; entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor you will find three bedrooms a modern bathroom with a further loft room to the top floor. Additional benefits the property include a south facing garden, off road parking for two cars, gas central heating and double glazing throughout. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton).

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**ENTRANCE HALL** 11' 8" x 6' 3" (3.56m x 1.91m)

**LIVING ROOM** 15' 10" x 10' 11" (4.83m x 3.33m)

**DINING ROOM** 14' 3" x 12' 7" (4.34m x 3.84m)

**KITCHEN** 15' 9" x 9' 8" (4.8m x 2.95m) Housing combination boiler.

**WC**

**LANDING**

**BEDROOM ONE** 12' 6" x 11' 5" (3.81m x 3.48m)

**BEDROOM TWO** 12' 11" x 9' 5" (3.94m x 2.87m)

**BEDROOM THREE** 7' 11" x 7' 5" (2.41m x 2.26m)

**BATHROOM** 6' 0" x 5' 9" (1.83m x 1.75m)

**LANDING**

**LOFT ROOM** 17' 9" x 11' 2" (5.41m x 3.4m)

**GARDEN** Westerly facing.



GROUND FLOOR

1ST FLOOR

LOFT ROOM



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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements