



FOR SALE

£290,000

12 Devonshire Avenue,
Southsea, PO4 9EF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward Chain! This three bedroom, bay & forecourt property could be perfect for those looking to put their 'own stamp' on a family home in a popular Southsea location. Situated on Devonshire Avenue, this sizable terraced property provides a spacious living room with a large bay window and feature fireplace. There is a fitted kitchen and a secondary reception leading to a rear conservatory that overlooks the enclosed south facing rear garden. The first floor then provides a fitted family bathroom suite and three well proportioned double bedrooms. Additionally the home is double glazed and gas centrally heated, plus its being offered with vacant possession. For further information or to request a time to view, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



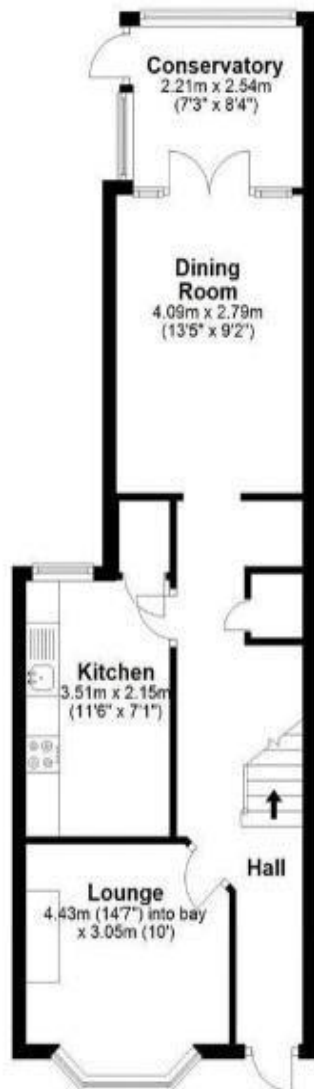
02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS





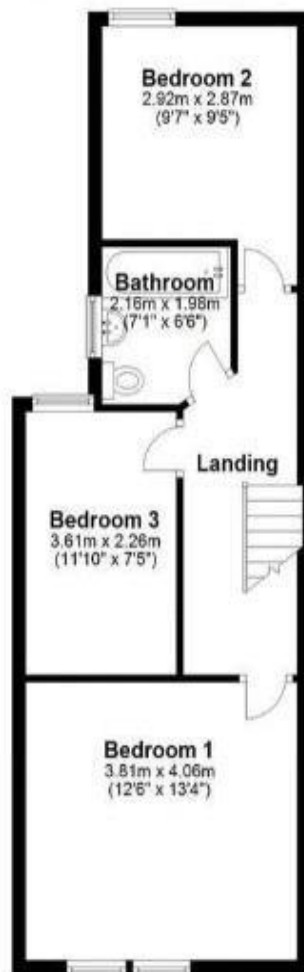
Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



First Floor

Approx. 45.9 sq. metres (494.0 sq. feet)



Total area: approx. 97.0 sq. metres (1044.0 sq. feet)

All room dimensions are approximate
Plan produced using PlanUp.

12, Devonshire Ave, Southsea

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.