



FOR SALE

£340,000

22 Wallisdean Avenue,
Portsmouth, PO3 6HA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Moments away from Baffins Pond, this three bedroom, extended property is well presented throughout & benefits from a substantial garage to its rear. Situated on the popular Wallisdean Avenue, the property provides a beautiful open plan living space that effortlessly combines the living space through the stunning extended kitchen/ dining space, complete with skylights and bi-folding doors opening into the 33ft garden. There is a downstairs W.C, first floor bathroom suite, plus the three bedrooms, with the third bedroom currently being used as a walk in wardrobe. Outside the property is a great sized double garage complete with power & light. Given all the property has to offer, we highly recommend booking an internal viewing, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

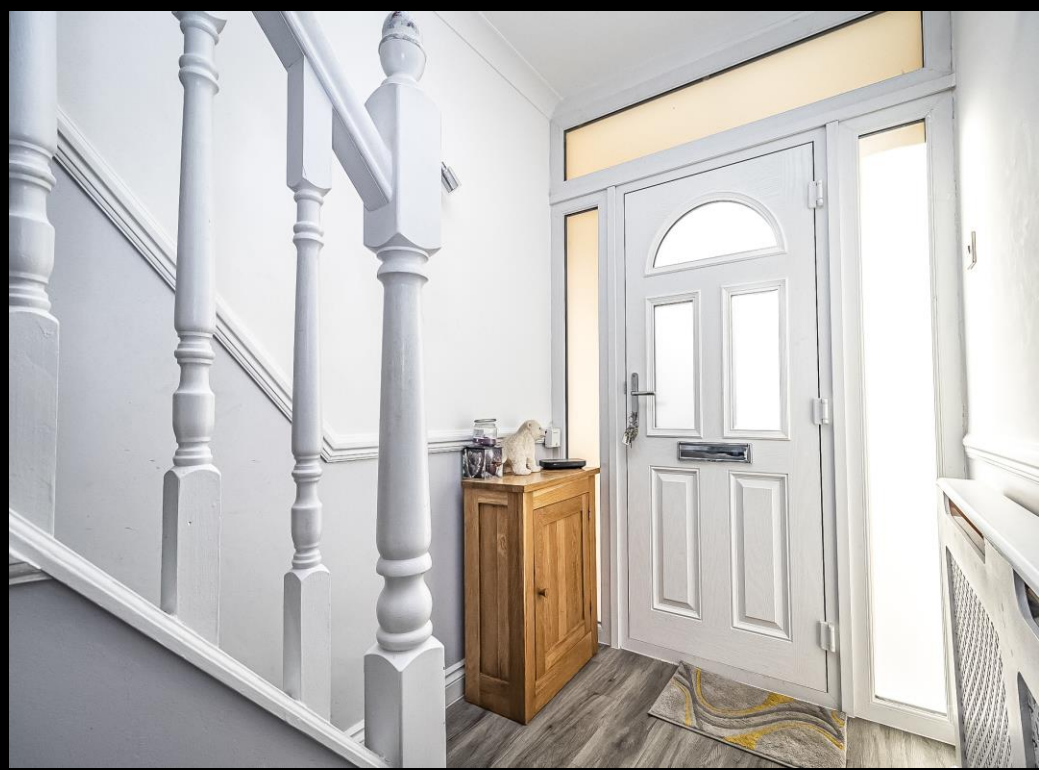
Material Information:

- 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.
- Parking: Double Garage To Rear
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

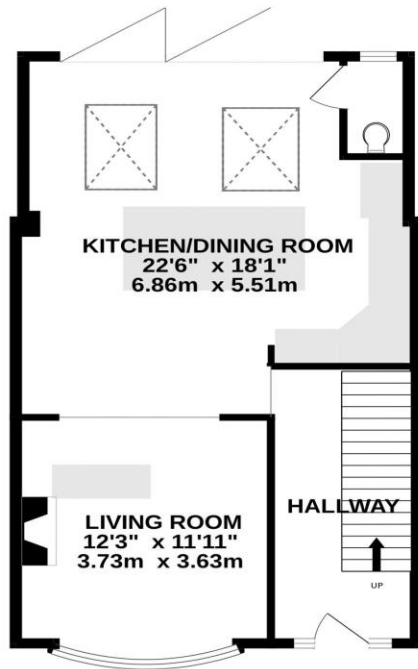
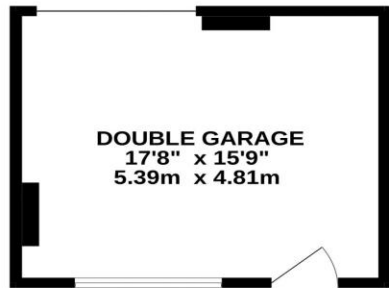


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131 Winter Road, Southsea, PO4 8DS

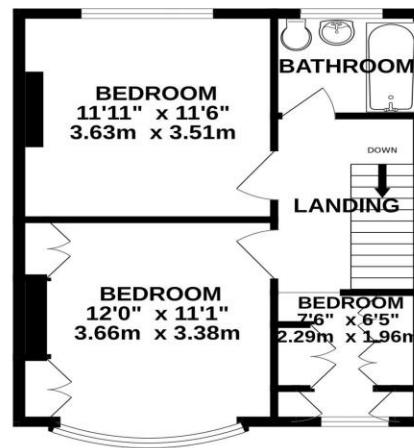




GROUND FLOOR



1ST FLOOR



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