



FOR SALE

Offers in the Region Of £425,000

36 Goldsmith Avenue,
Southsea, PO4 8QT.

ESTATE  AGENTS

**LAWSON
ROSE**

Offers in the Region Of £425,000

36 Goldsmith Avenue, Southsea

This impressive terraced home has accommodation set over three floors and has the huge benefit of a driveway for off road parking! Located on Goldsmith Avenue, this substantial family property provides two great sized living room, a separate utility room and a modern open plan kitchen/ breakfast room. The first floor then provides two great sized double bedrooms, a fitted bathroom suite and a spacious landing with staircase rising to the top floor where there is another fitted bathroom suite and the two remaining bedrooms. The home is full of original character and features, plus outside in the rear garden there is a handy store/ workshop with rear pedestrian access. Given all that's on offer, we highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales team today.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

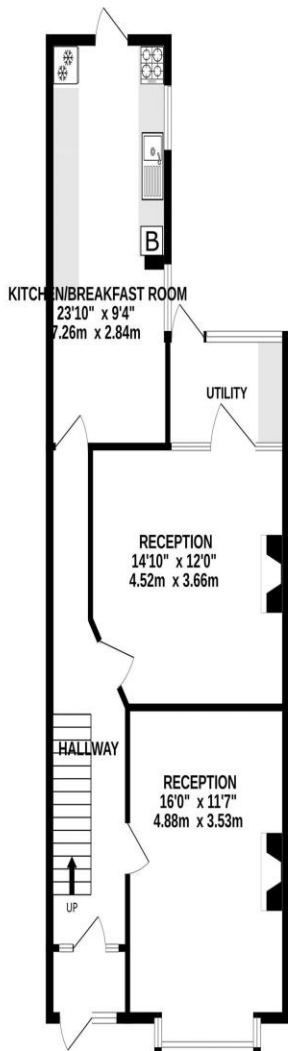
Council Tax - Band C



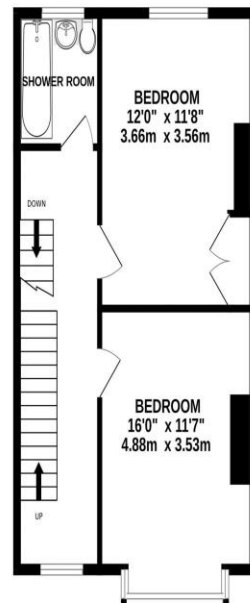
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

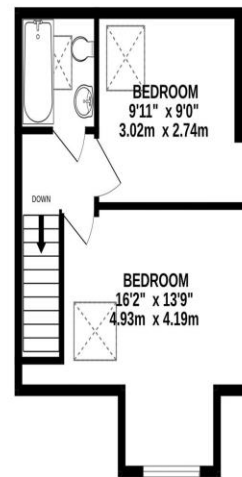
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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