



# FOR SALE

Offers in Excess of £330,000

13 Goldsmith Avenue,  
Southsea, PO4 8DT.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE



## PROPERTY DESCRIPTION

This sizable three bedroom property has great potential; overlooking the greenery of Milton Park and close to local amenities, the property could make for an ideal family home. Offered with no forward chain, the accommodation comprises of a spacious hallway with doors leading to a fitted kitchen, a formal dining room and a bright and airy living room with double doors opening into the south facing rear garden. Moving through the house is a rear conservatory with storage and a downstairs W.C, whilst the first floor then provides three good sized bedrooms and a fitted shower room. Additionally the property benefits from a front garden, a workshop with pedestrian access to the rear garden, and a versatile loft space with a Velux window. We highly recommend an internal viewing and believe this property could be perfect for those looking to put their 'own stamp' on a family home. For further information or to enquire on viewing arrangements, 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, 02 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

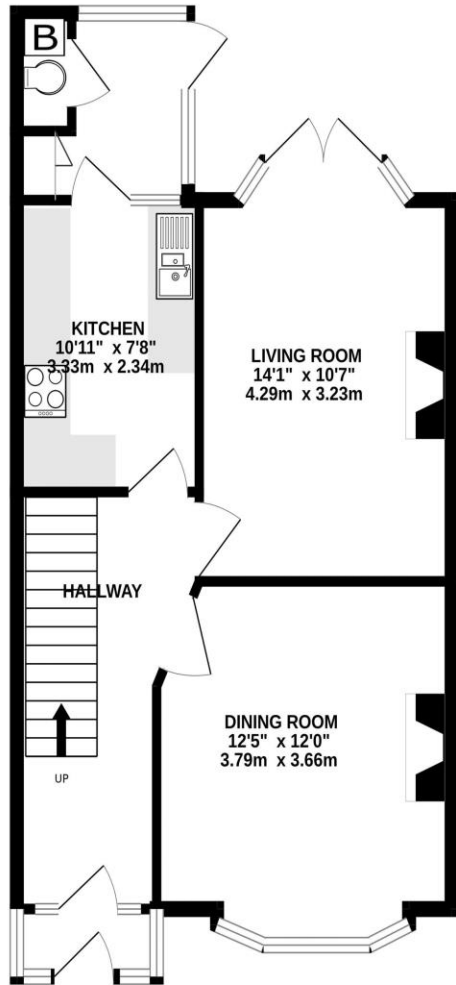




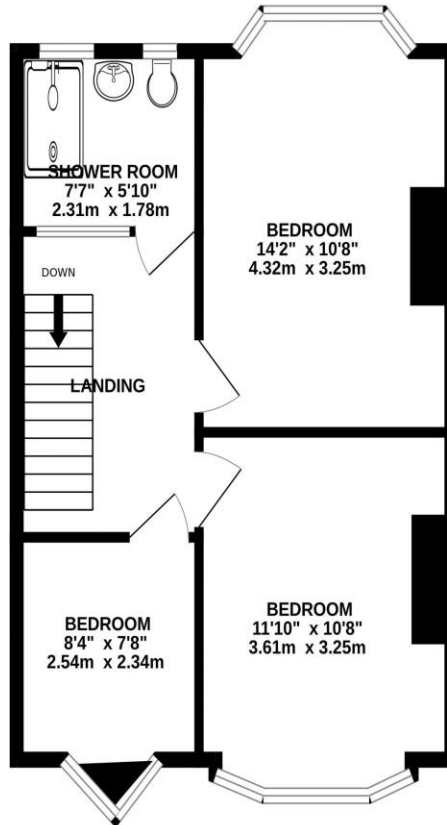




GROUND FLOOR



1ST FLOOR



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

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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