



FOR SALE

£290,000

3 Weston Avenue,
Southsea, PO4 8JH.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward chain! This three bedroom, bay & forecourt property is located on the popular Weston Avenue, Milton. With the backdrop of St. James Church and with Milton Park a short stroll away, the accommodation provides a bright and airy sitting room with a large bay window, there is a modern fitted kitchen and secondary reception to the rear with double doors opening out into the garden. The first floor provides three good sized bedrooms, plus a fitted family bathroom suite. Additionally the home benefits from double glazed and gas central heating, the garden has a southerly facing aspect plus access to a separate outside W.C. We highly recommend an internal viewing, so for further information or to set up 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

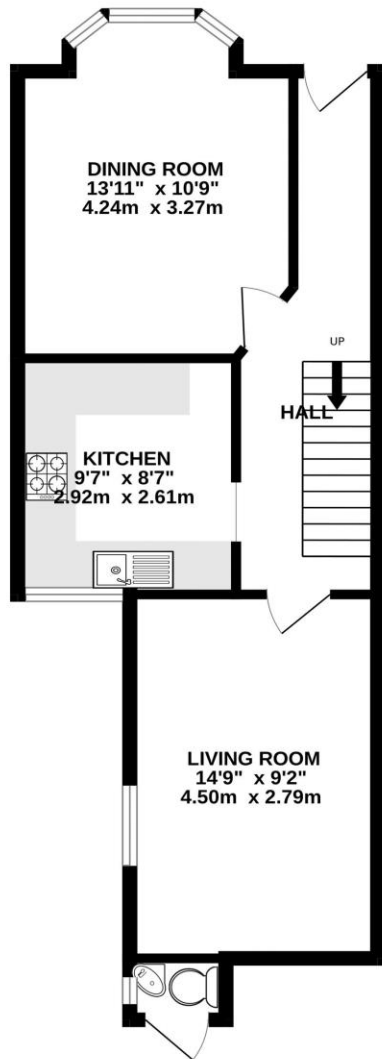


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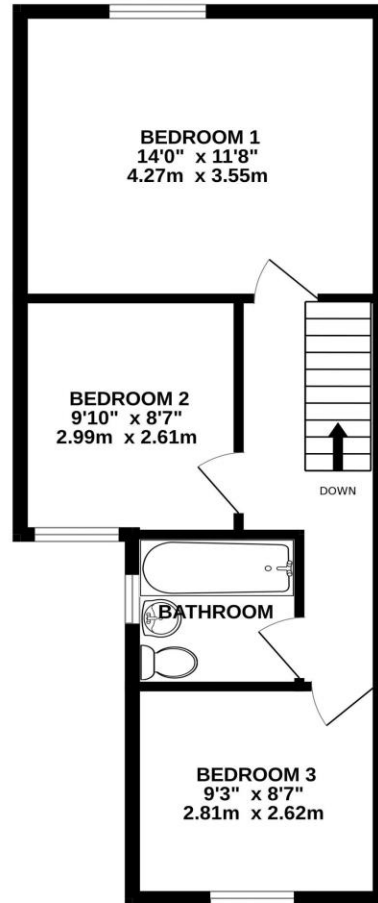




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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