



FOR SALE

£350,000

16 Evans Road,
Southsea, PO4 8DA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This stylish & well presented, bay & forecourt property is close to local amenities and could make for an ideal family home. Situated on the popular Evans Road in Southsea, the property offers a brilliant mix of original character and modern living space, providing a sitting room with feature fireplace and large bay window, there is a formal dining room, modern fitted kitchen and an impressive rear conservatory with access to a downstairs utility/ W.C and double doors opening out into the rear garden. The first floor then provides three good sized bedrooms, plus a contemporary fitted bathroom suite. Additionally the home benefits from double glazing and gas central heating, plus the garden is south facing with rear pedestrian access. We highly recommend an internal viewing to appreciate all the home has to offer, 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.
- 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)



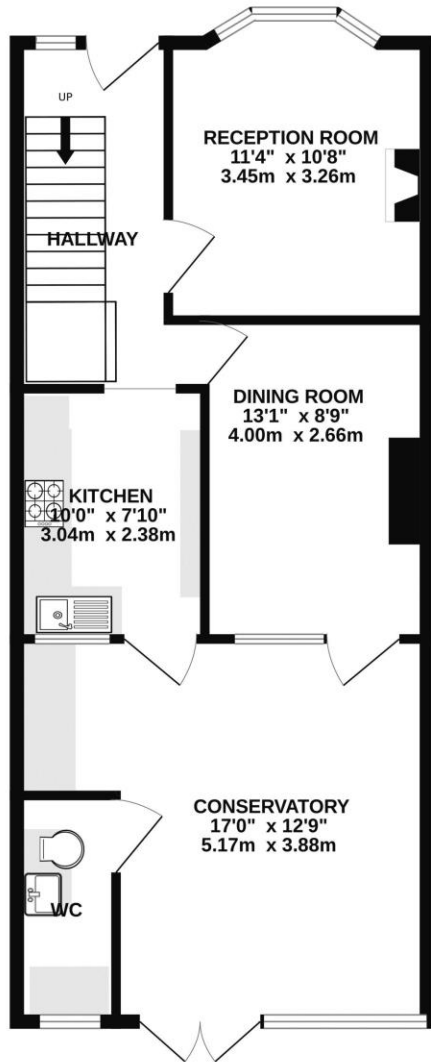
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

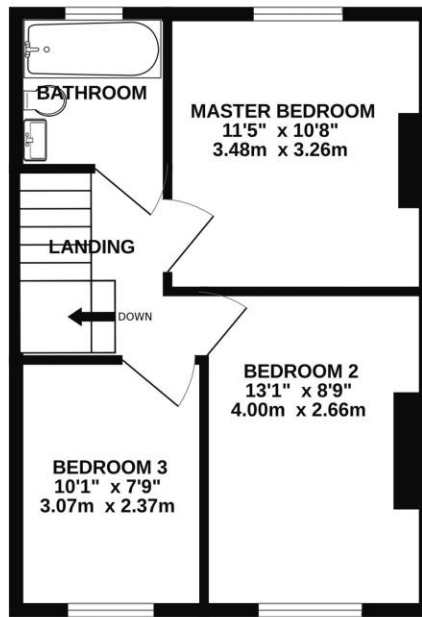




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.

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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