



# FOR SALE

**£267,500**

15 Claydon Avenue,  
Southsea, PO4 8RJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

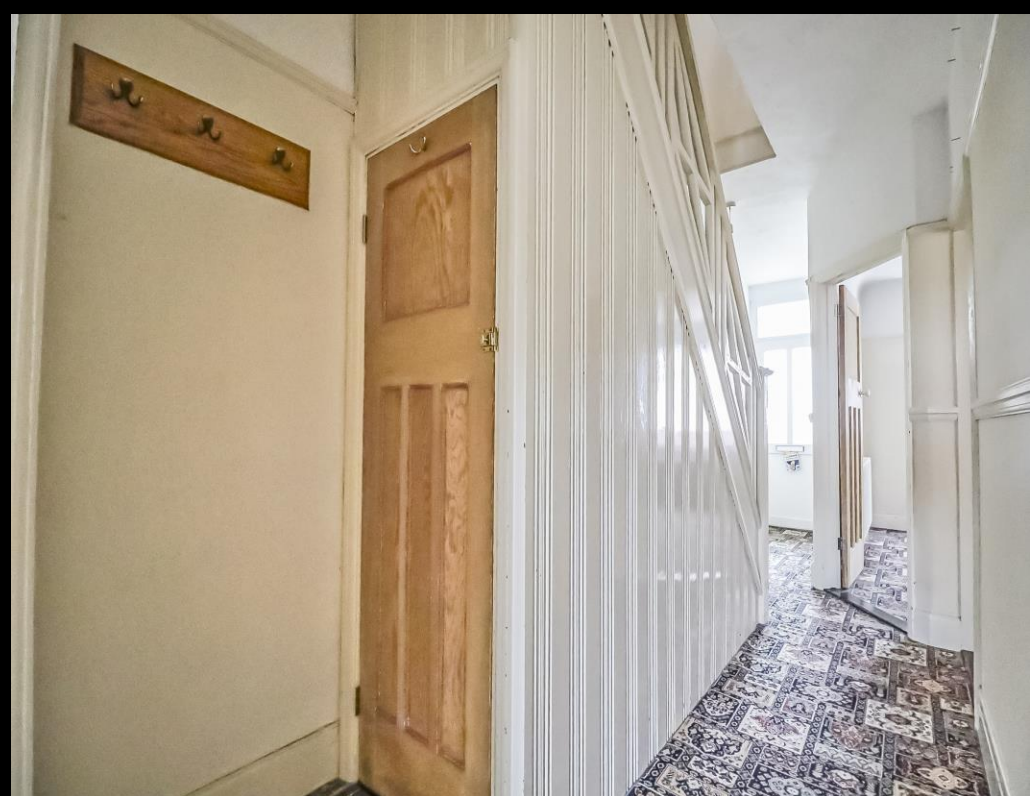
No Forward Chain! This three bedroom, double bay & forecourt property is close to Milton Park and could make for an ideal family home. Situated on the popular Claydon Avenue in Southsea, the home comprises; a sizeable living room with a large bay window, fitted kitchen and secondary reception that overlooks the rear garden. The first floor then provides three good sized bedrooms alongside a fitted bathroom suite. The property is double glazed and gas centrally heated, plus it benefits from rear pedestrian access to the garden. We recommend arranging an internal viewing to appreciate the space and opportunity on offer, so 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, O2 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)

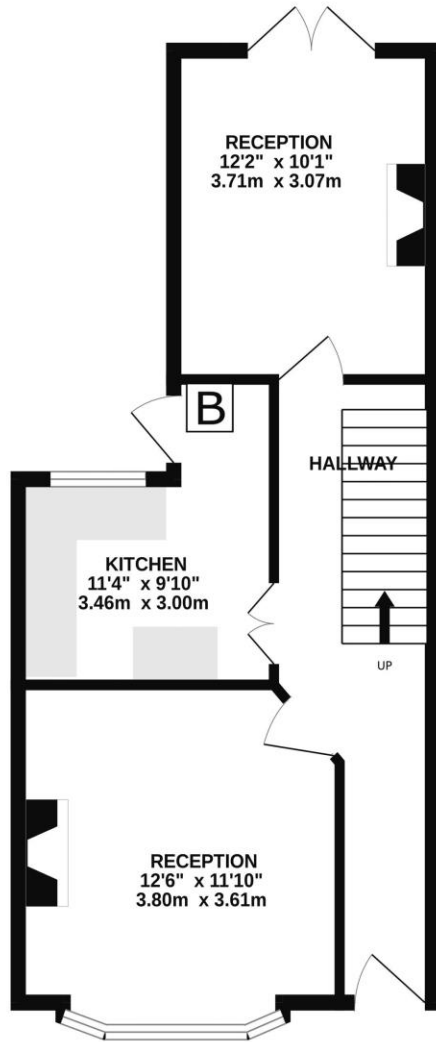


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

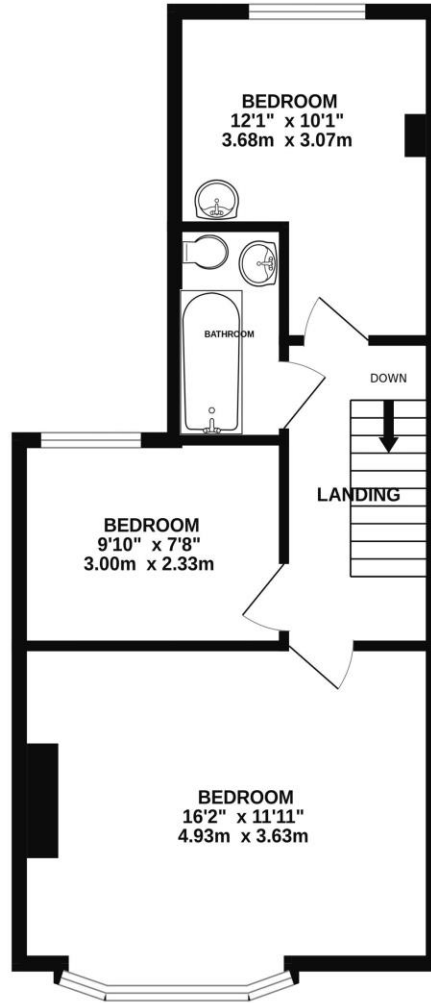




GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

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		86 B
69-80	C	70 C	
55-68	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.