



# FOR SALE

## £285,000

50 Velder Avenue,  
Southsea, PO4 8RT.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

No Forward Chain! Lawson Rose are delighted to bring to the market this sizeable three bedroom, end of terrace property with a garage located on Velder Avenue, Southsea. With accommodation set over three floors, the property provides two spacious reception rooms alongside a fitted kitchen, three great sized double bedrooms plus a fitted upstairs bathroom suite. This unique property has a versatile basement complete with a separate shower room, plus a south facing courtyard garden and a garage! Additionally the home is double glazed and gas centrally heated, plus there is side pedestrian access to the garden. Given the opportunity on offer we highly recommend arranging an internal viewing to appreciate all the home has to offer, so for further information or to set a time to view, please contact one of our sales team 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. / Garage To Rear Of Property
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



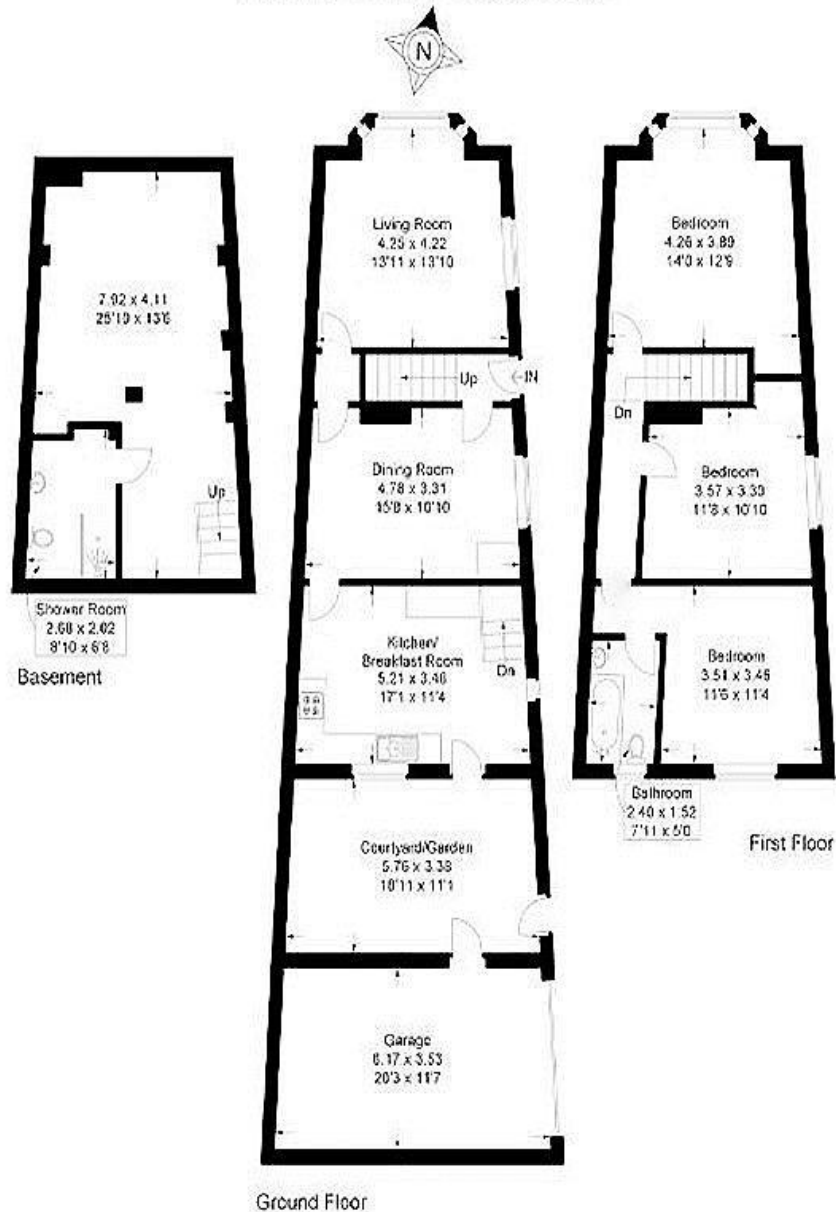
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**





# Velder Avenue, Southsea

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and contours bearings before making any decisions reliant upon them.

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