



FOR SALE

£300,000

34 Shore Avenue,
Southsea, PO4 8PZ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This well presented three bedroom property offers stunning views overlooking Milton Common. Located moments from the shore line and with easy access to and from the city via the Eastern Road, this property on the quiet Shore Avenue could make for an ideal first time or family home. Upon entering, off the hallway is a spacious, bright and airy living room with a modern fitted bathroom suite and a stylish fitted kitchen that overlooks the garden. The first floor then provides the three bedrooms of the landing, the master of which has built in wardrobes, plus a separate W.C. Additionally the home is double glazed and gas centrally heated, plus it benefits from a 40FT west facing rear garden and shared side pedestrian access. Given all that's on offer we recommend arranging an internal viewing, 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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



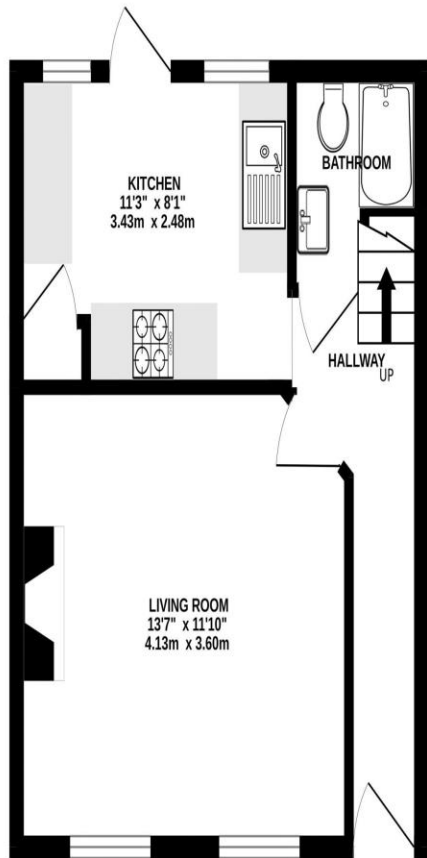
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS

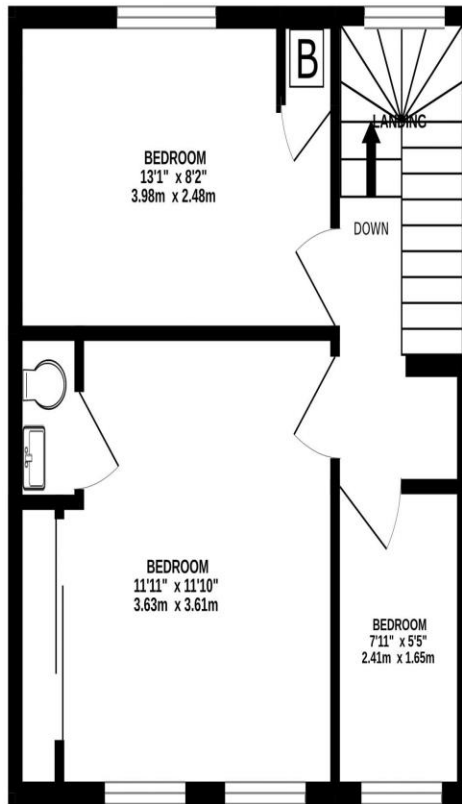




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.