



FOR SALE

£450,000

4 Shirley Avenue,
Southsea, PO4 8HF.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

A beautifully presented, extended, end of terrace property with off road parking! Located in Shirley Avenue, moments away from Bransbury Park and the local amenities on Milton Road, this well-kept family home offers a multitude of benefits and could make for the ideal family home. The ground floor has a large separate sitting room, a light and airy modern open plan kitchen/dining area that overlooks the rear garden plus a downstairs cloakroom. The first floor then provides three generously sized bedrooms plus a modern fitted shower room plus access to the top floor via a staircase. The master bedroom and contemporary bathroom suite are excellently finished and could well come in handy for those busy family mornings. Additionally, the home benefits from being double glazed, gas centrally heated, plus the garden has side pedestrian access. A strong level of interest must be expected so be quick to book an internal viewing on 02392 367779!

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Off Road Parking At Front Of Property
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



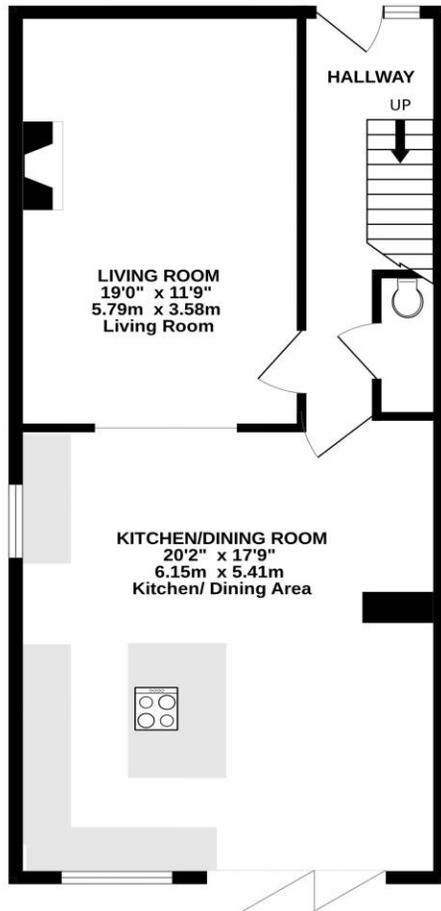
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS

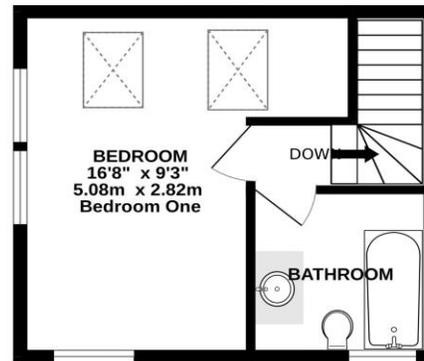
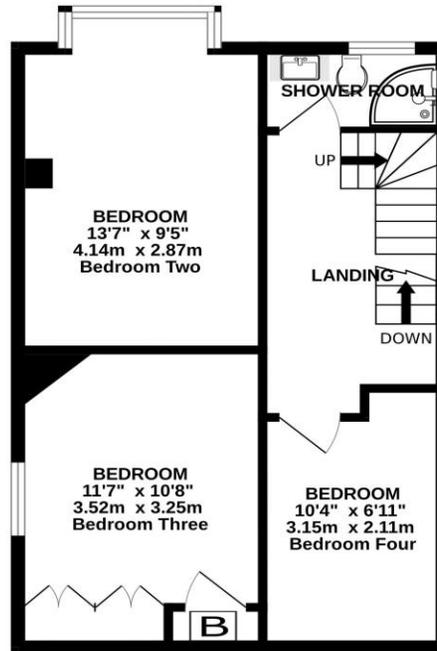




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 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.

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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