



# FOR SALE

## £325,000

36 Doyle Avenue,  
Portsmouth, PO2 9NF.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This three bedroom property benefits from a garage to its rear, plus its being offered with no forward chain! Situated in a popular residential area, this end of terrace property in Doyle Avenue could be perfect for those looking to put their 'own stamp' on a family home. Upon entering, off the hallway is a spacious living room and a separate dining room with doors leading out into the rear conservatory. There is a fitted kitchen and a handy downstairs W.C. The first floor then provides three good sized bedrooms, alongside a fitted bathroom suite. Outside is a 23FT rear garden with access to the 22FT garage which also benefits from having power & light. A great opportunity in our opinion, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

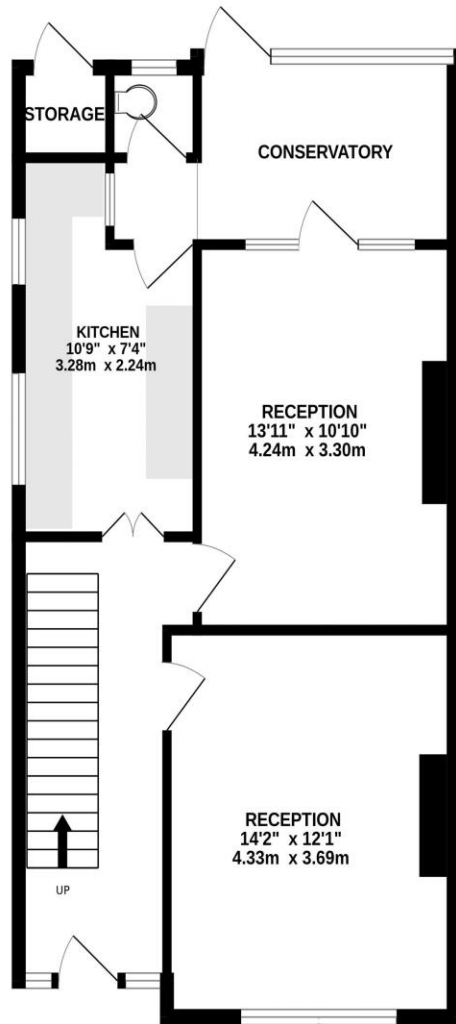
### Material Information:

- 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

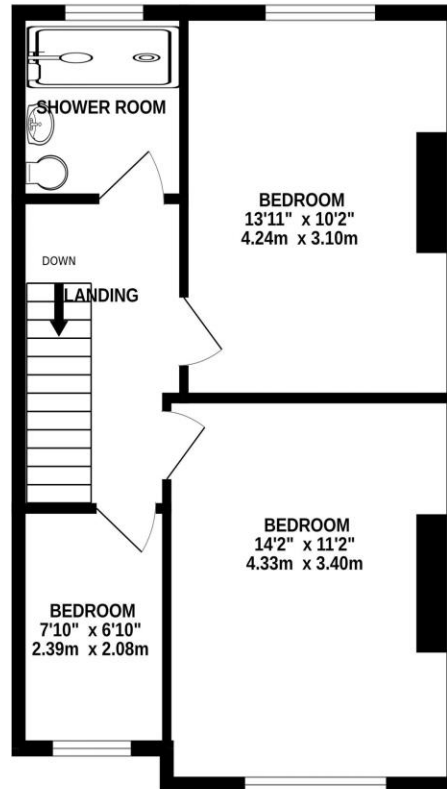




GROUND FLOOR



1ST FLOOR



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



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, PO4 8DS

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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