



FOR SALE

£285,000

60 Vernon Avenue,
Southsea, PO4 8SA.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This two bedroom, end of terrace property has a versatile loft space and is moments away from Milton Park. Located at the end of a cul-de-sac in Vernon Avenue, the property could make for an ideal first time or family home in our opinion, offering a living room, formal dining room and fitted kitchen of the hallway, with the first floor then providing a stylish fitted bathroom suite plus two great sized double bedrooms, the master of which then provides a staircase rising to the versatile, handy loft space. Given all the property has to offer, we highly recommend arranging an internal viewing, so for further information or to arrange 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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

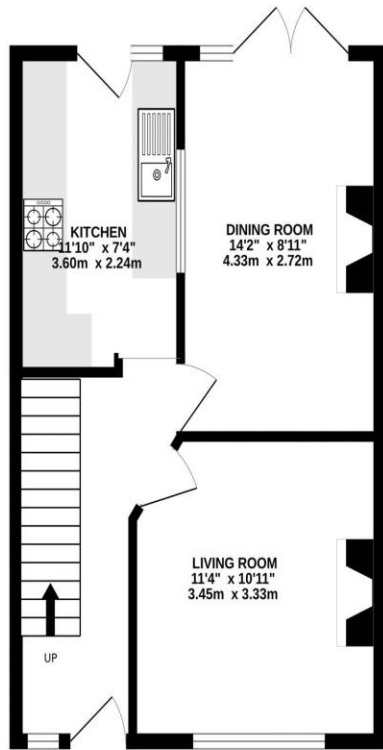


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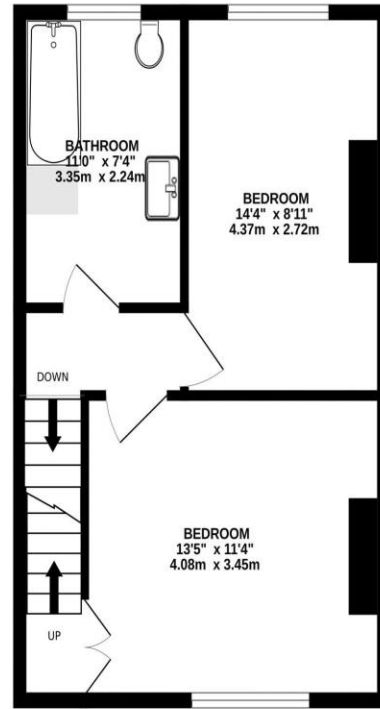




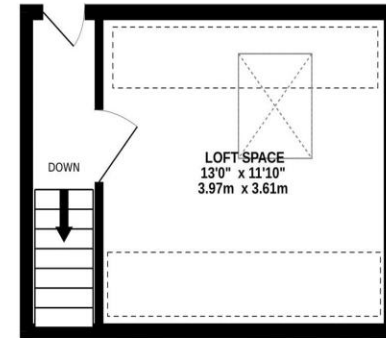
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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