



FOR SALE

£259,000

6 Eastern Avenue,
Southsea, PO4 8QL.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this extended, two bedroom, terraced property with off road parking for two vehicles located in the popular Eastern Avenue, Southsea. The properties location provides easy access to and from the City via the Eastern Road and is moments away from the greenery of Milton Common. Upon entering, off the hallway is a fitted kitchen with a separate utility space, a modern fitted bathroom and a spacious open living room with an archway to an extension that caters for a dining space. The first floor then provides two good sized double bedrooms, one of which has a large storage cupboard. Additionally the home is double glazed and gas centrally heated, plus outside benefits from a south facing rear garden with side pedestrian access. An ideal first time or family home in our opinion and therefore we highly recommend an internal viewing. 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.
- Parking: Driveway/ Off Road Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

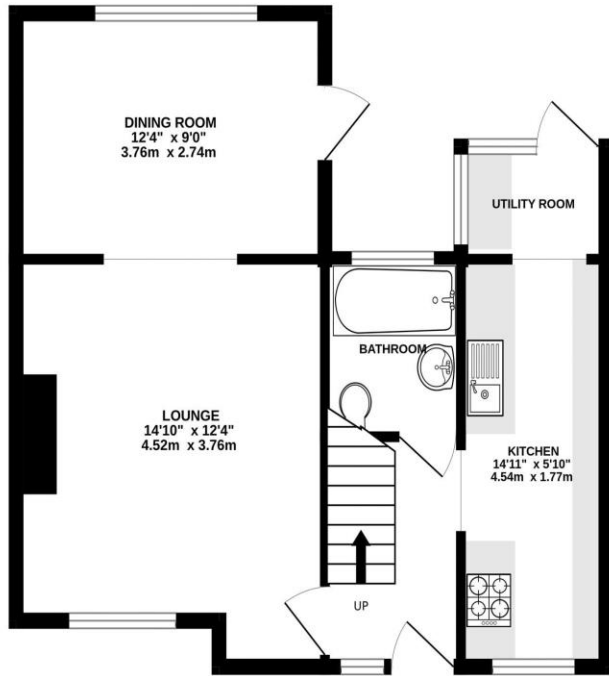


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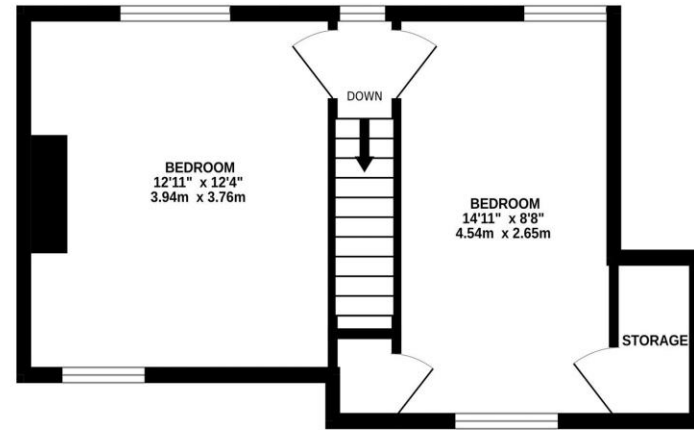




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	56 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.