



FOR SALE

£440,000

14 Goldsmith Avenue,
Southsea, PO4 8QS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This substantial, semi-detached, five bedroom property has accommodation set over floors and benefits from a driveway for off road parking! Situated on Goldsmith Avenue, the property is moments way from local amenities and Milton Park, plus its being offered with no forward chain! Upon entering, of the hallway is a impressive living room with a large bay window, alongside a brilliant open plan kitchen/ dining space that seamlessly opens into a rear conservatory that overlooks the garden. The first floor then provides three great sized double bedrooms, the large of which benefits from a en-suite shower room. A staircase rises to the second floor, where the family bathroom and the additional two bedrooms are found. Additionally the home benefits from a downstairs W.C and a separate handy utility room, plus there is side pedestrian access leading to the 35FT low maintenance rear garden. Given all the property has to offer, we highly recommend 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.
- Driveway/ Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

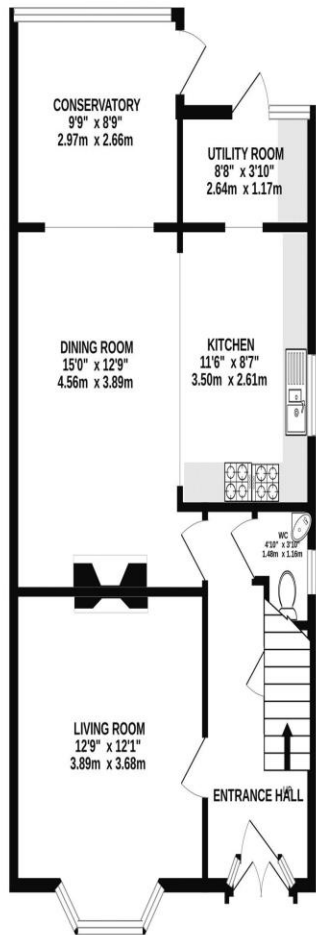


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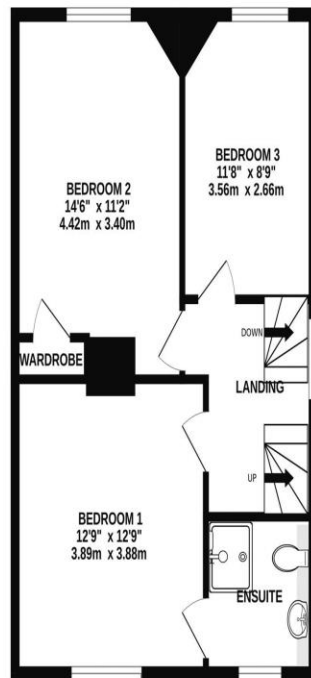




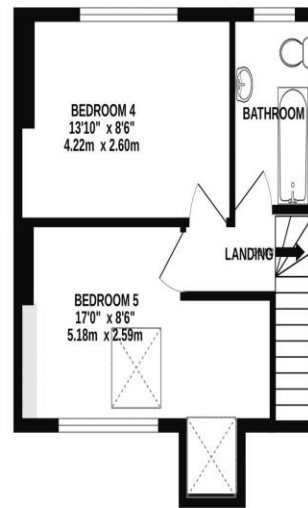
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	57 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.