



# FOR SALE

## £310,000

55 Warren Avenue, Milton,  
Southsea, PO4 8PX.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This sizable three bedroom, bay & forecourt property in popular Warren Avenue is being offered with no forward chain! A great opportunity for a well-proportioned family home in our opinion, offering a spacious living room with a large bay window, a formal dining room, downstairs bathroom suite and a fitted kitchen that seamlessly opens into the rear conservatory. The first floor then provides three good sized double bedrooms, plus a fitted bathroom suite. Additionally the home is double glazed and gas centrally heated, plus there is a substantial enclosed rear garden. 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)



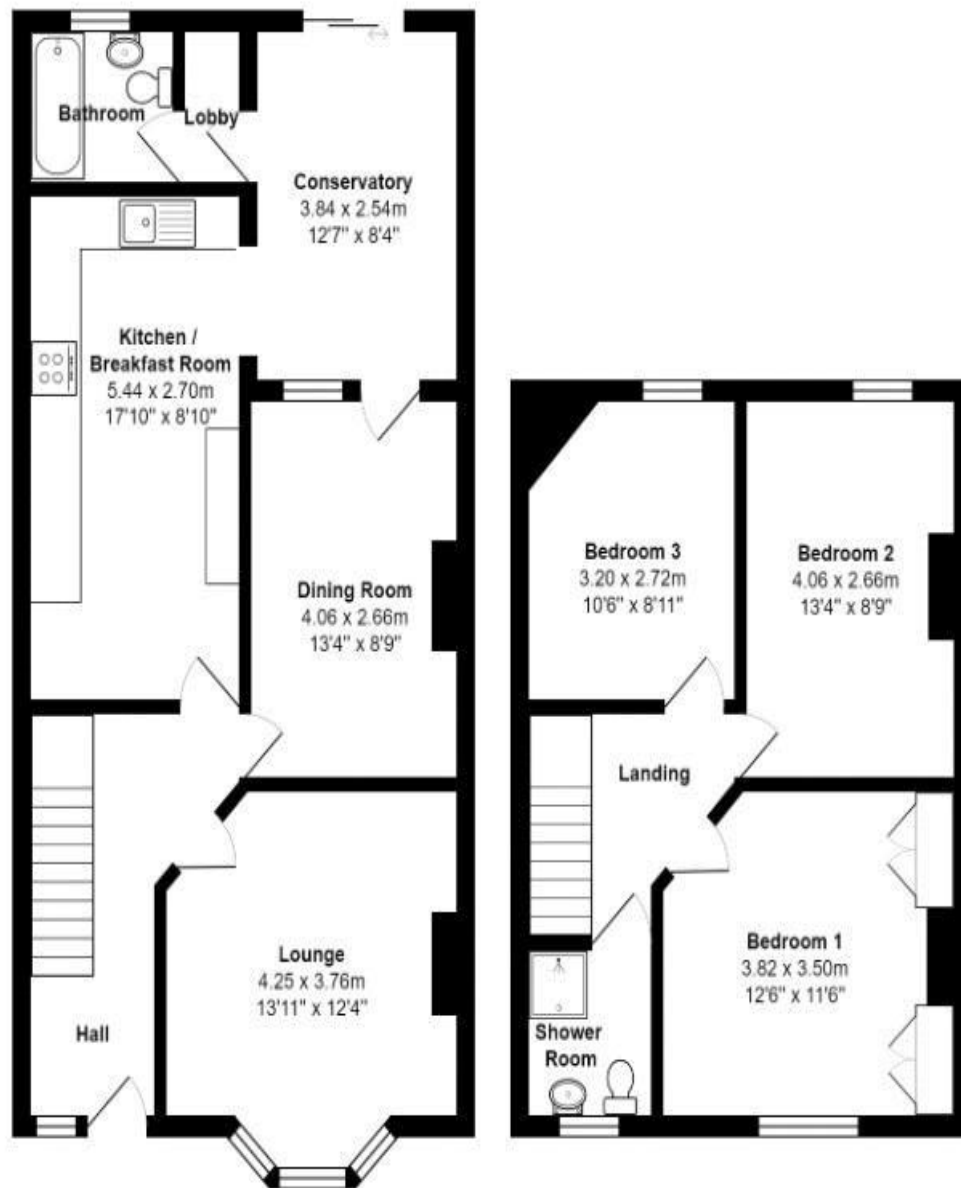
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**











Total Area: 107.9 m<sup>2</sup> ... 1162 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	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.