



FOR SALE

£310,000

10 Salcombe Avenue,
Portsmouth, PO3 6LD.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated in a quiet and popular part of PO3, this three bedroom semi-detached property could make an ideal first home or a long-term family residence. Located on Salcombe Avenue, the property is well placed for local schools, shops and transport links, making it a convenient choice for a wide range of buyers. The accommodation comprises a spacious living room with a large bay window, creating a bright and welcoming space, while to the rear is a light and airy open-plan kitchen/dining area — the real heart of the home. From here, doors open into a generous rear conservatory, providing valuable additional living space that could serve as a family room, playroom or home office. The conservatory in turn leads directly out into the low-maintenance rear garden, which is of a good size and further benefits from side pedestrian access. On the first floor there is a fitted bathroom suite together with three well-proportioned bedrooms, each enjoying good levels of natural light. The layout offers both practicality and flexibility, well suited to the needs of modern family living. Overall, we believe this is a great opportunity for those looking to settle in a desirable and well-connected part of Portsmouth. To fully appreciate all that is on offer, we would strongly recommend arranging an internal viewing. For further details or to book an appointment, 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)

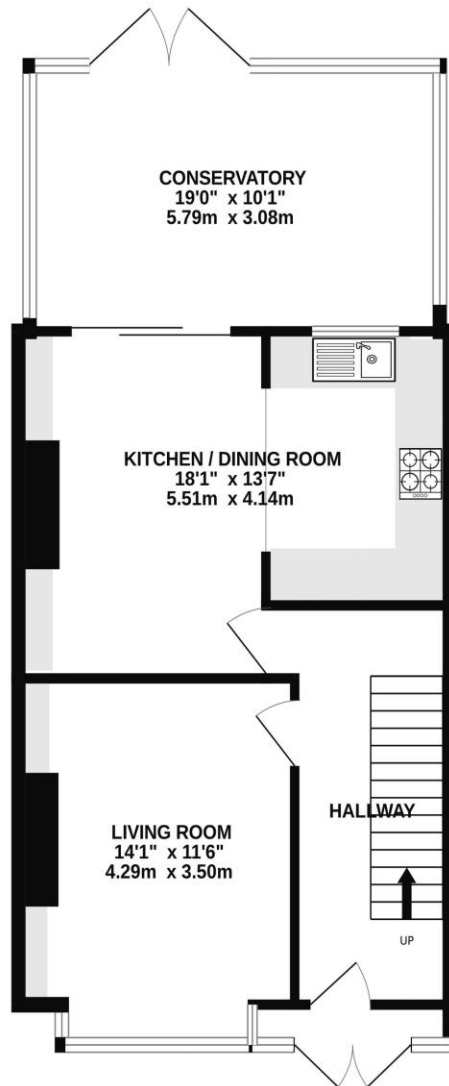


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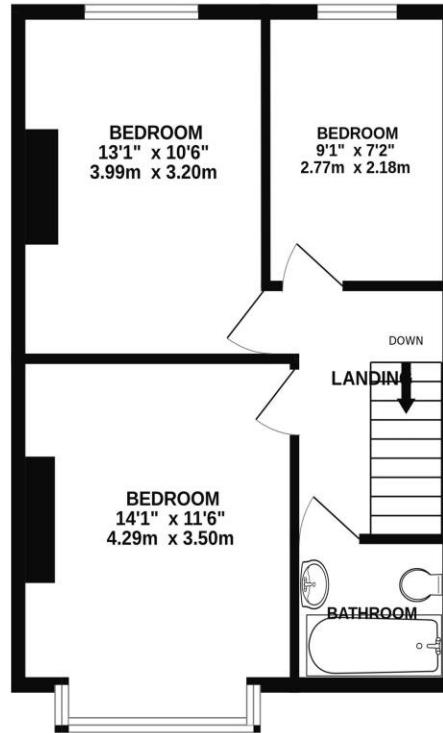




GROUND FLOOR



1ST 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		86 B
69-80	C	72 C	
55-68	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.