



FOR SALE

£360,000

39 Devonshire Avenue,
Southsea, PO4 9EB.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This sizable three-bedroom, double bay & forecourt property is now available to view with Lawson Rose and is offered with no forward chain. Situated on the ever-requested Devonshire Avenue, this well-presented terraced home could make an ideal long-term family residence.

The accommodation comprises a bright and airy living room with a large bay window, a versatile secondary reception room currently arranged as a bedroom, and a stunning open-plan kitchen/breakfast room that flows seamlessly into the rear conservatory overlooking the garden. On the first floor are three generous double bedrooms and a fitted family bathroom suite. Additional benefits include gas central heating, double glazing, a spacious basement with great potential, and an external W.C. which offers potential to be converted internally if desired. With so much on offer, and the added benefit of no forward chain, we strongly recommend an internal viewing to fully appreciate this wonderful home. For further information or to arrange a viewing, please contact the Lawson Rose sales office today.

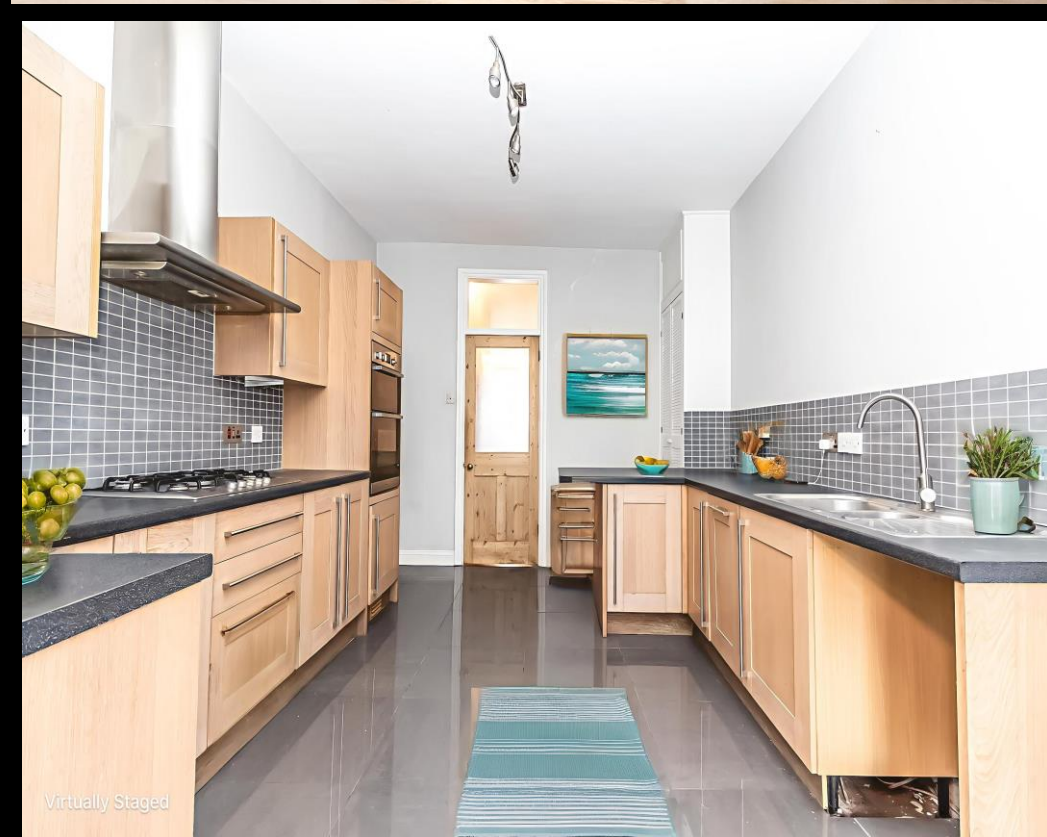
Material Information:

- 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

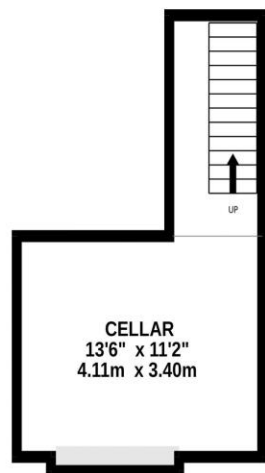


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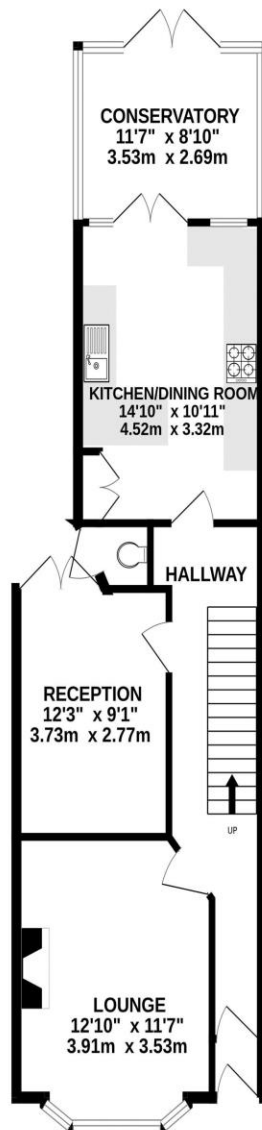




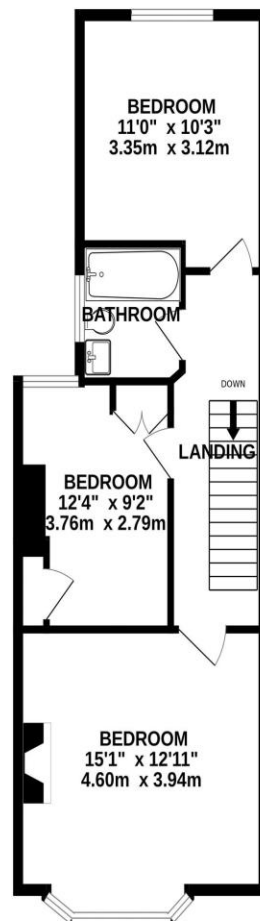
BASEMENT



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.