



# FOR SALE

## £325,000

2 Salterns Avenue,  
Southsea, PO4 8QH.

Tenure: Freehold

ESTATE AGENTS  
**LAWSON  
ROSE**

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This stylish end of terrace property has a driveway/ off road parking for multiple vehicles and its location provides easy access to and from the city. Situated on Salterns Avenue, not far from Milton Common, this well presented home provides a spacious living room, fitted kitchen and modern bathroom suite, alongside three good sized bedrooms, the master of which has an array of built in wardrobes. Externally the garden wraps around the side of the property, which benefits from a southern/ westerly facing aspect.

Additionally the home is double glazed and gas centrally heated, plus there is side pedestrian access to the garden. For further information or to request an internal 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.
- Parking: Off Road Parking/ Driveway For Multiple Vehicles
- Council Tax: Portsmouth City Council – Band
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

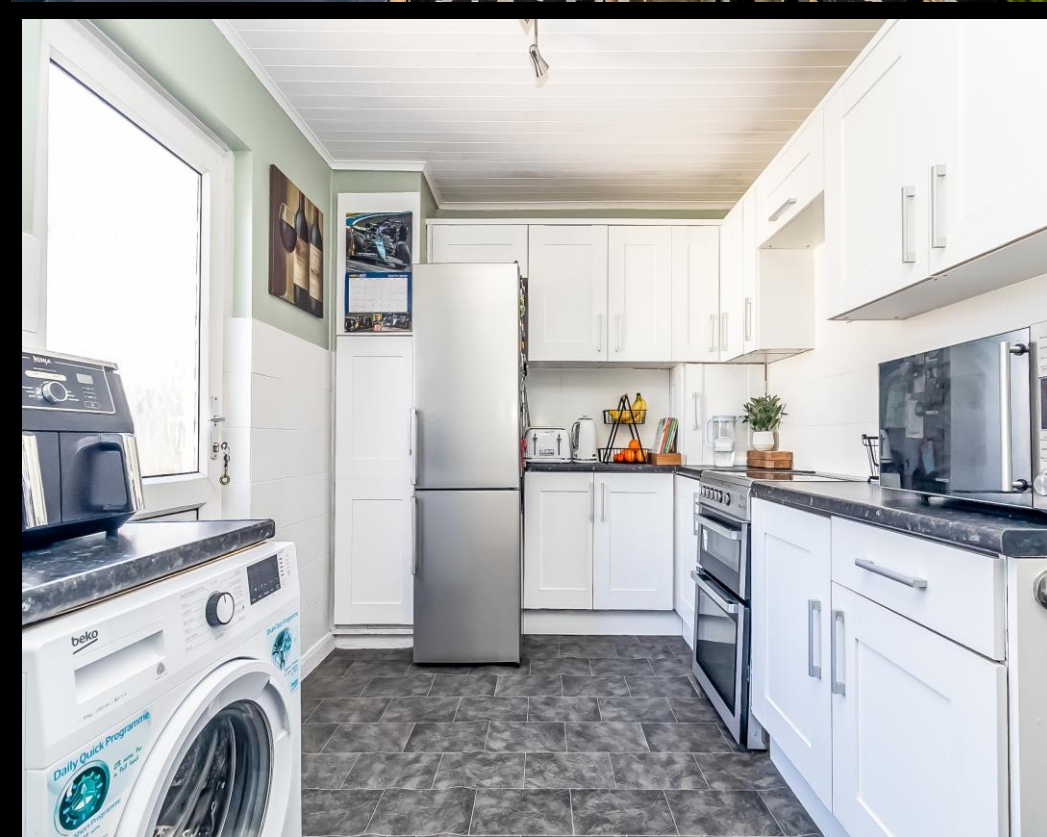


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, PO4 8DS**



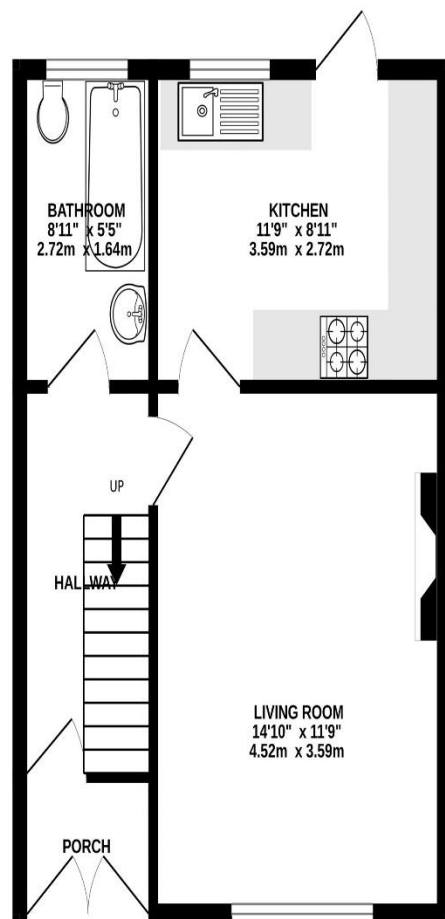




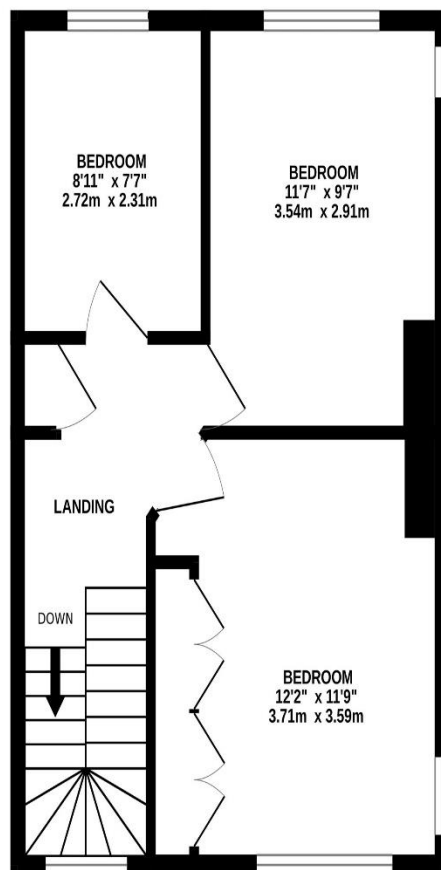




GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 sq.m.) approx.

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.