



17 Devon Road, Portsmouth
Portsmouth

Offers in Region of £300,000





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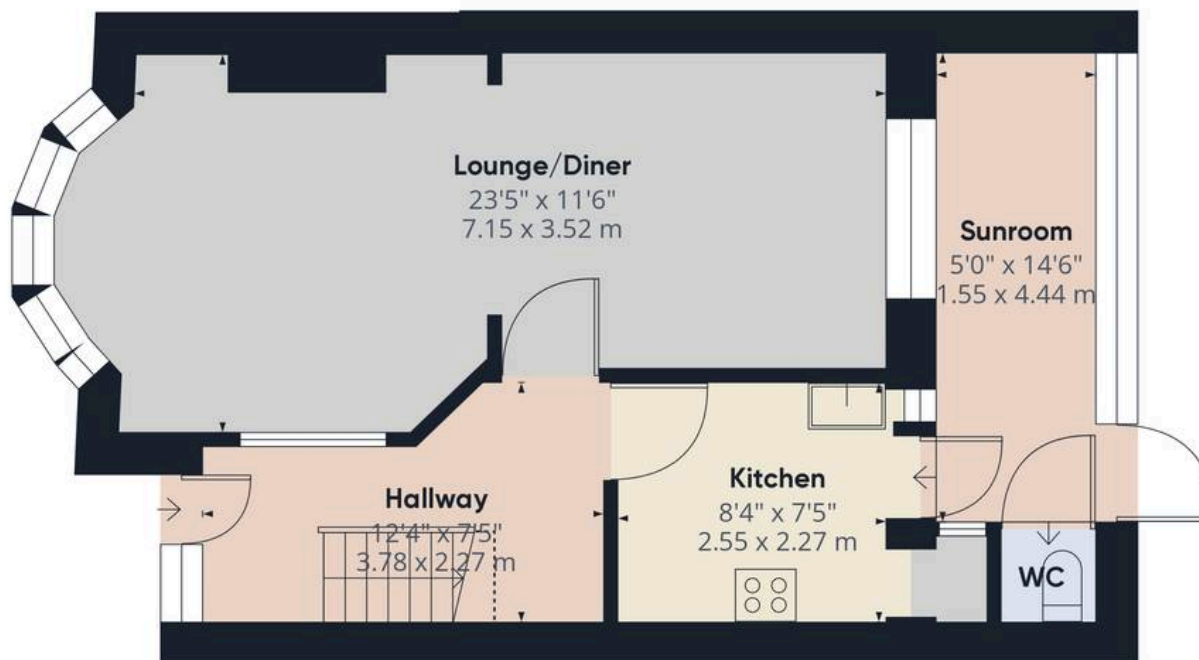
Discover this delightful three-bedroom family home, offering a perfect blend of traditional charm and modern convenience. Ideally situated, it provides an inviting space for comfortable living, with excellent local amenities, schools, and transport links nearby. Step inside to a bright and spacious open-plan lounge and dining area, where a charming bay window fills the room with natural light—perfect for relaxing or entertaining. The well-appointed kitchen offers ample space for appliances, while an adjoining sunroom provides a peaceful retreat overlooking the lovely rear garden.

The home benefits from a convenient downstairs toilet, a well-maintained garden with rear access, and a useful storage shed. Don't miss the opportunity to put your own stamp on this wonderful family home!

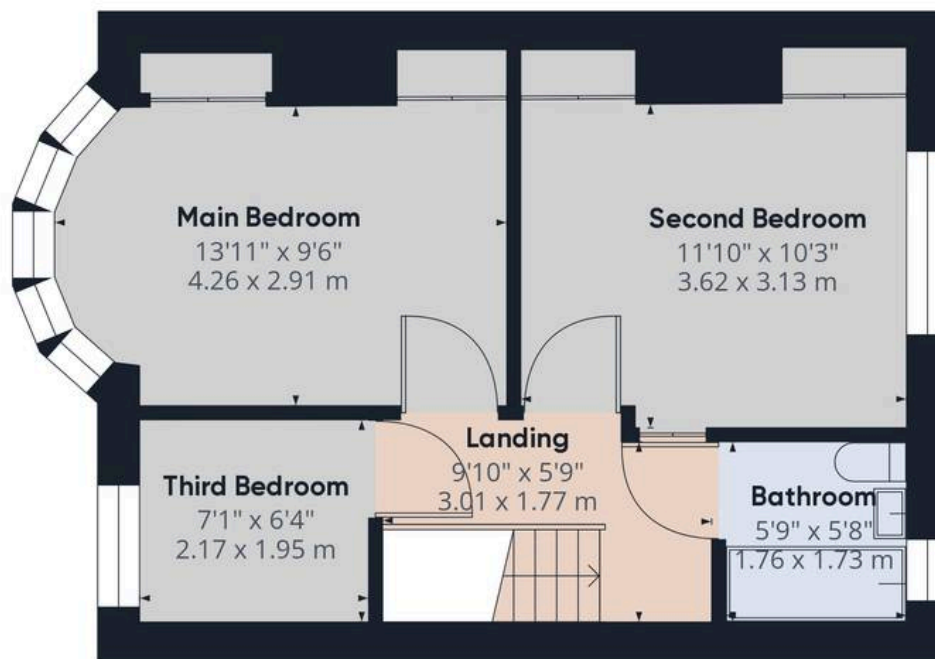
Material Information:

Tenure: Freehold Council Tax: Band C Electricity: Mains Supply Heating: Gas supply Water Supply: Mains supply Sewage: Mains Supply Broadband: standard, Superfast and Ultrafast Fibre are all available in this area Parking: On street parking Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three have all availability in the area Flood Risk: Low risk





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

877.26 ft²

81.5 m²

Reduced headroom

12.34 ft²

1.15 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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