



## 59 TREVOR ROAD

SOUTHSEA, PO4 0LW

£294,995  
FREEHOLD

A THREE BEDROOM CORNER PROPERTY in excellent location offering spacious accommodation, making a good size family home. The house comprises of a LOUNGE, DINING ROOM with UNDERSTAIRS CUPBOARD housing meters, KITCHEN with SPACE FOR COOKER, FRIDGE/FREEZER and WASHING MACHINE.

DOWNSTAIRS BATHROOM : DOUBLE WALK-IN SHOWER CUBICLE, SINK UNIT, W.c., HEATED TOWEL RAIL.

TO THE FIRST FLOOR CAN BE FOUND THREE DOUBLE BEDROOMS

BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING and a REAR COURTYARD



Reception 1 12'10" x 8'7"

Reception 2 13'1" x 8'7"

Kitchen Diner 16'9" x 13'3"

Bedroom 1 12'10" x 10'0"

Bedroom 2 9'10" x 8'9"

Bedroom 3 13'3" x 8'1"

Bathroom 8'1" x 5'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every endeavour has been made measurements are for guidance only and complete accuracy cannot be guaranteed. Appliances, fixtures and fittings have not been tested. Please be aware that some of the aforementioned that are shown in the photographs may not necessary be included in sale. Christies cannot be held responsible for any planning permissions obtained. If potential purchasers require any clarification parties are advised to check with Christies before proceeding with any purchase.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Sales  
97 Albert Road  
Southsea  
Hampshire  
PO5 2SG

02392 830888  
sales@christieuk.com  
www.christieuk.com

