



Evans Road, Southsea PO4 8DA

welcome to

Evans Road, Southsea

Three bedroom family home within the heart of Southsea, call us today to view!



Fox & Sons Southsea welcome to the market this three bedroom family home. Close to local amenities and local schools. This property would make a great first time home or for anyone wanting to invest. This property has a lot of space, with a good size cellar and workshop room. The garden is a great space for entertaining friends and family. To view this property please call us today. Don't miss out on this opportunity.

Entrance Hall

5' 10" x 15' (1.78m x 4.57m)

Cellar

5' 10" x 15' (1.78m x 4.57m)

Lounge

10' 6" x 15' 3" into bay (3.20m x 4.65m into bay)

Dining Room

10' 4" x 9' 9" (3.15m x 2.97m)

Kitchen

7' 5" x 18' 6" (2.26m x 5.64m)

Workshop

Irregular Shaped Room 13' 9" x 16' 9" (4.19m x 5.11m)

Downstairs Wc

Bedroom One

13' 5" x 9' 9" Max (4.09m x 2.97m Max)

Bedroom Two

11' 10" x 10' 6" (3.61m x 3.20m)

Bedroom Three

10' 6" x 6' 6" (3.20m x 1.98m)

Bathroom



view this property online fox-and-sons.co.uk/Property/SOS106065



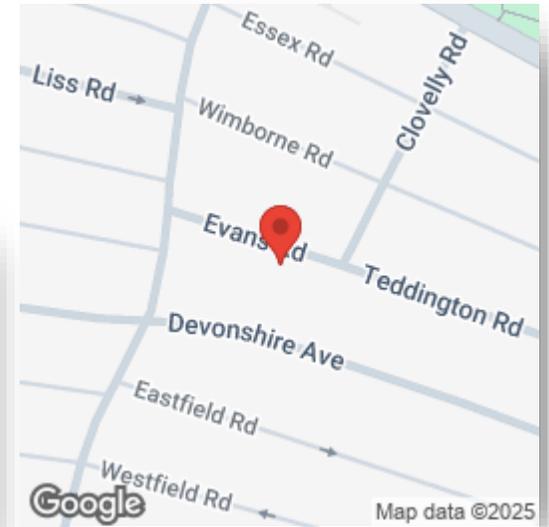
welcome to

Evans Road, Southsea

- THREE BEDROOM FAMILY HOME
- CENTRAL SOUTHSEA
- CLOSE TO LOCAL AMENITIES
- LOVELY GARDEN
- MUST SEE PROPERTY

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£320,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOS106065



Property Ref:
SOS106065 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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