

£350,000
124 Devonshire Avenue
Southsea, PO4 9EQ

THREE DOUBLE BEDROOM HOME WITH NO FORWARD CHAIN & SOUTH FACING GARDEN! Located along the highly sought-after Devonshire Avenue, Southsea, this spacious double bay and forecourt home offers an excellent opportunity to renovate and make a lovely home in a desirable location. The accommodation on offer comprises; three large reception rooms, fitted kitchen, while three generous double bedrooms provide ample space for relaxation. The house also features an upstairs bathroom, downstairs WC, a utility room and a 39ft south facing garden. Double glazing and gas central heating complete the appeal for this substantial property. Contact our Southsea branch today to book your internal viewing.

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ENTRANCE Obscure double glazed front door to:-

HALLWAY Obscure double glazed window to front elevation, radiator, doors to all rooms, gas meter, stairs to first floor landing.

WC Close coupled WC, cupboard housing electric meter.

RECEPTION ROOM ONE 14' 5" x 12' 6" (4.41m x 3.83m) Double glazed window to front elevation, radiator, doors to:-

RECEPTION ROOM TWO 13' 10" x 9' 5" (4.23m x 2.88m) Radiator, opening to kitchen.

KITCHEN 13' 7" x 11' 0" (4.16m x 3.36m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, built-in oven, gas hob, space for fridge/freezer, radiator, double glazed window to rear elevation, double glazed door to garden.

UTILITY ROOM 11' 10" x 3' 6" (3.62m x 1.07m) Double glazed window to rear elevation, window to reception room three, radiator, space and plumbing for washing machine, wall mounted wash basin.

RECEPTION ROOM THREE 9' 6" x 10' 7" (2.91m x 3.25m) Window to rear elevation, wooden flooring.

FIRST FLOOR LANDING Doors to all rooms, loft access.

BEDROOM THREE 9' 6" x 10' 7" (2.92m x 3.23m) Double glazed window to rear elevation, built-in cupboard, additional cupboard housing combination boiler. radiator.

BEDROOM TWO 9' 5" x 13' 11" (2.89m x 4.25m) Double glazed window to rear elevation, radiator.

BEDROOM ONE 12' 7" x 14' 6" (3.85m x 4.44m) Double glazed window to front elevation, radiator, built-in cupboard.

BATHROOM Panelled enclosed bath with electric shower over, close coupled WC, pedestal mounted wash basin, radiator, tiled to principal areas, extractor, double glazed window to front elevation

GARDEN 39' 1" x 19' 10" (11.92m x 6.05m) Mainly laid to patio with lawn area, outside tap, brick-built shed with power and light, south facing.



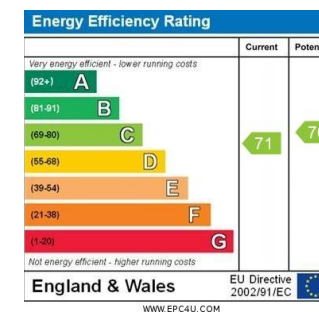


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens**
estate and letting agents

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