



£325,000
14 Rosebery Avenue
Portsmouth, PO6 2PZ

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom terrace property located in Rosebery Avenue. The property consists of two spacious reception rooms, a kitchen and a conservatory to the ground floor, with three bedrooms and a family shower room located to the first floor. Externally you will find a south facing rear garden benefitting from a private aspect as well as an 18' garage with vehicle access. To arrange your viewing contact our Drayton Office today!

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FRONT Front door to porch, inner door to hallway.

HALLWAY

LOUNGE 13' 5" into bay x 13' 2" (4.09m x 4.01m)

DINING ROOM 12' 0" x 11' 5" (3.66m x 3.48m)

KITCHEN 18' 1" x 8' 6" (5.51m x 2.59m)

CONSERVATORY 10' 6" x 8' 1" (3.2m x 2.46m)

FIRST FLOOR LANDING

BEDROOM ONE 14' 2" into bay x 12' 0" (4.32m x 3.66m)

BEDROOM TWO 12' 4" x 12' 0" (3.76m x 3.66m)

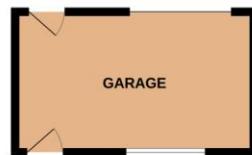
BEDROOM THREE 8' 2" x 6' 8" (2.49m x 2.03m)

SHOWER ROOM

REAR GARDEN

GARAGE 18' 1" x 15' 9" (5.51m x 4.8m)

GROUND FLOOR



1ST FLOOR



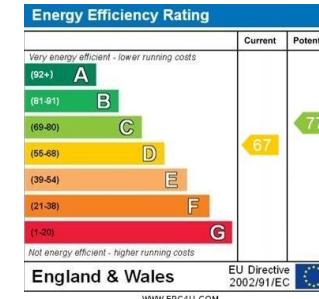
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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.



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