116 Devonshire Avenue
Southsea, PO4 9EQ
Asking Price £350,000

cogroves
Sales, Rentals and Block Management

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GUIDE PRICE £350,000-£360,000. SOUTHERLY FACING REAR GARDEN & OFFERED WITH NO CHAIN. 3 Bedroom family home located in this much requested and sought after area close to Wimborne School, Bransbury Park, Winter Road shops, Milton Road shops, bus routes and amenities. The accommodation to this double bay fronted family home comprises 3 good size bedrooms, lounge, large dining/family room, fitted kitchen, ground floor WC, first floor bathroom. Other benefits include double glazing, gas central heating, coved ceilings, ceiling roses, feature fireplaces, southerly facing garden with brick built shed. The property is an ex rental property so does require a little updating.

Entrance Hall
Double glazed front door leading to entrance hall, coved ceiling with ceiling rose, picture rail, stairs to first floor with under stairs storage cupboard housing meters and electric consumer unit.

Lounge
15'5 into bay x 10'2 (4.70m into bay x 3.10m)
Double glazed bay window to front, coved ceiling with central ceiling rose, fire surround, radiator.

Dining/Family Room
14'10 x 16'5 (4.52m x 5.00m)
Double glazed patio doors to rear leading to garden with stained glass windows above, coved ceiling, picture rail, two radiators.

Kitchen
12'1 x 9'5 (3.68m x 2.87m)
Single drainer stainless steel sink unit with range of wall and base cupboards, work surfaces, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, vinyl flooring, Glow Worm gas boiler, double glazed window to side, double glazed door to rear lobby.

Rear Lobby
Tiled flooring, double glazed window to rear, double glazed door to garden.

WC
WC, vinyl flooring, double glazed window to rear.

First Floor Landing
Picture rail, dado rail.

Bedroom 1
15'5 into bay x 10'2 (4.70m into bay x 3.10m)
Double glazed bay window to front, radiator, coved ceiling, feature fireplace, radiator.

Bedroom 2
15' x 8'5 (4.57m x 2.57m)
Double glazed window to rear, feature fireplace, coved ceiling, radiator.

Bedroom 3
11'8 x 7'5 (3.56m x 2.26m)
Double glazed window to rear, feature fireplace, radiator.

Bathroom
5'8 x 5'5 (1.73m x 1.65m)
Suite comprising bath with shower over, wash hand basin, part tiled walls, double glazed window to front, hatch to loft, vinyl flooring, towel rail.

Southerly Facing Garden
Good size enclosed southerly facing garden with walled boundaries, lawn, pathway leading to brick built shed.

Brick Built Shed
17'4 x 6'6 (5.28m x 1.98m)

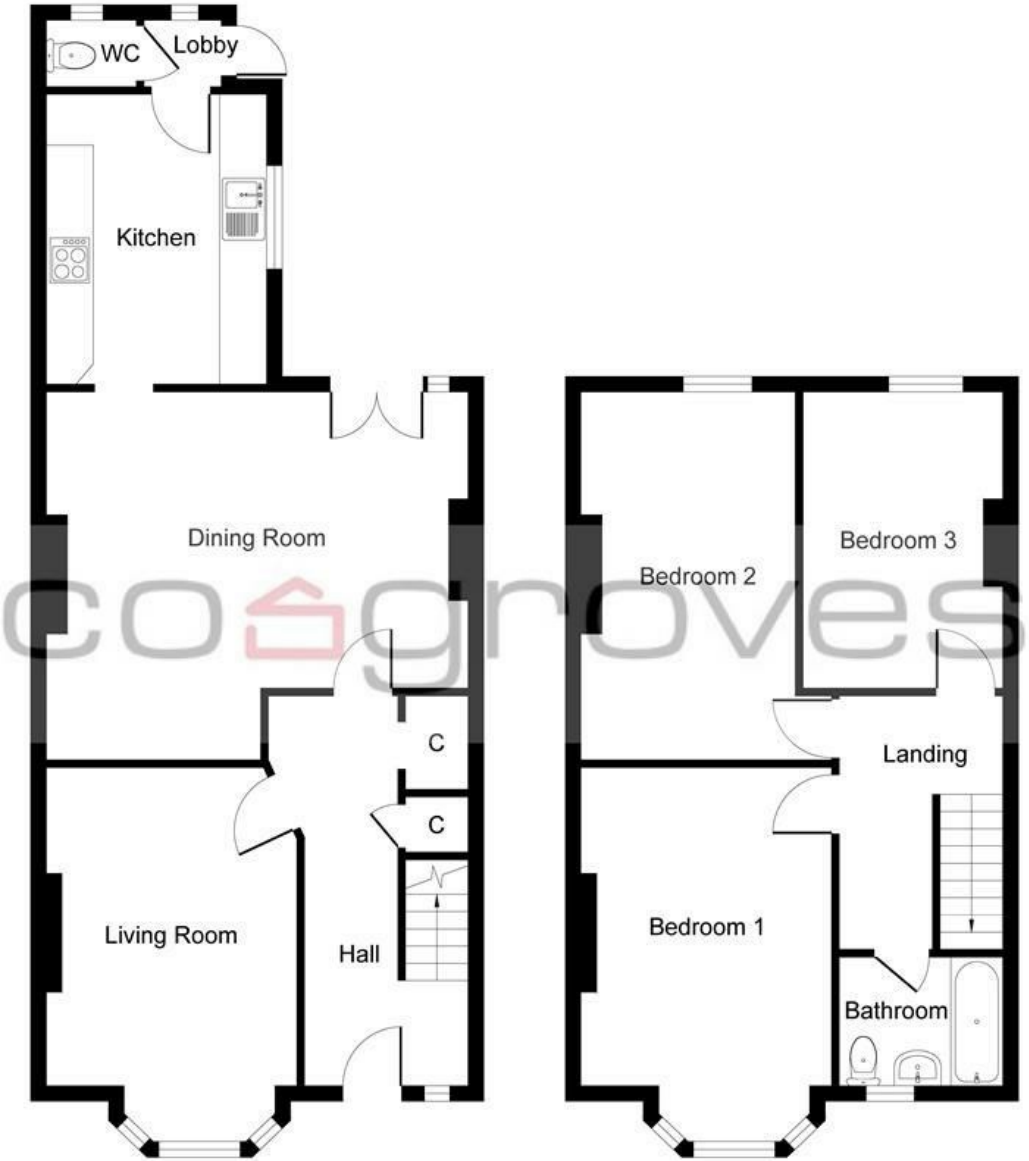
Additional Information
Tenure - Freehold

Council Tax - Band D

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.



Ground Floor **First Floor**

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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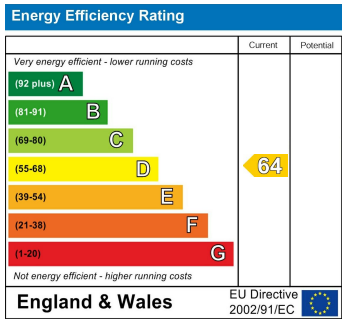

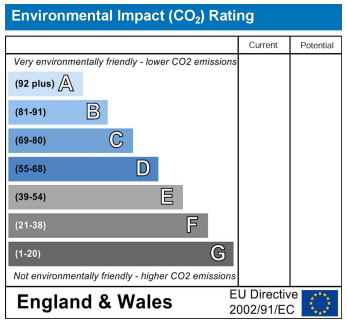

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