

Jeffries & Dibbens
estate and letting agents

OFFERS IN EXCESS OF

£290,000

72 Rosebery Avenue

Portsmouth, PO6 2PZ

PROPERTY SUMMARY

Located in Rosebery Avenue, this three bedroom property is located within easy access of local schools, train station and Cosham High Street. Consisting of a open plan living area, a bright and airy kitchen with access to a utility room and a down stairs WC, while the first floor is occupied by three bedrooms and a family bathroom. To the rear of the property you will find a good size south facing garden and an out building benefitting from power and lighting. To arrange your viewing contact our Drayton Office today!

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FRONT: Front door to property.

HALLWAY

WC

LIVING AREA 22' 1 max" x 10' 6 max" (6.73m x 3.2m)

KITCHEN 17' 7" x 8' 3" (5.36m x 2.51m)

UTILITY ROOM 6' 10" x 5' 10" (2.08m x 1.78m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 0" x 10' 10" (3.35m x 3.3m)

BEDROOM TWO 10' 10" x 9' 2" (3.3m x 2.79m)

BEDROOM THREE 6' 11" x 6' 4" (2.11m x 1.93m)

BATHROOM

REAR GARDEN

WORKSHOP 15' 10" x 7' 7" (4.83m x 2.31m)

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 operability or efficiency can be given.
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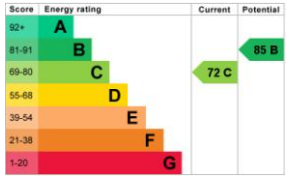
LOCAL AUTHORITY
Portsmouth City Council

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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