



# FOR SALE

**£285,000**

22 Romsey Avenue,  
Portsmouth, PO3 6DG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Set in a quiet and desirable cul-de-sac, this charming three-bedroom double bay & forecourt home offers style, space and a beautiful garden – perfect for families and professionals alike.

Step inside to a welcoming hallway that leads to a bright, spacious lounge/diner with sliding partition doors, giving you the option of one large open-plan space or two cosy rooms. A feature bay window floods the room with light, while the rear of the home opens onto a relaxing sunroom with garden views. The fitted kitchen is practical and connects perfectly to the sunroom, where you'll also find a handy downstairs WC. Upstairs, there are three well-proportioned bedrooms – two generous doubles (both with built-in storage) and a versatile third, ideal as a study or nursery. The family bathroom completes the first floor. The landscaped rear garden is a real highlight – low-maintenance with artificial lawn, mature shrubs and plants, plus two seating areas so you can enjoy the sun all day long. Additional benefits include gas central heating, double glazing, a versatile loft space with a Velux window and the peaceful cul-de-sac location, all while being close to local shops, schools, transport links and the green open spaces of Milton Common. This is a fantastic opportunity to secure a lovely home in one of Baffins' most popular spots – early viewing is highly recommended!

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

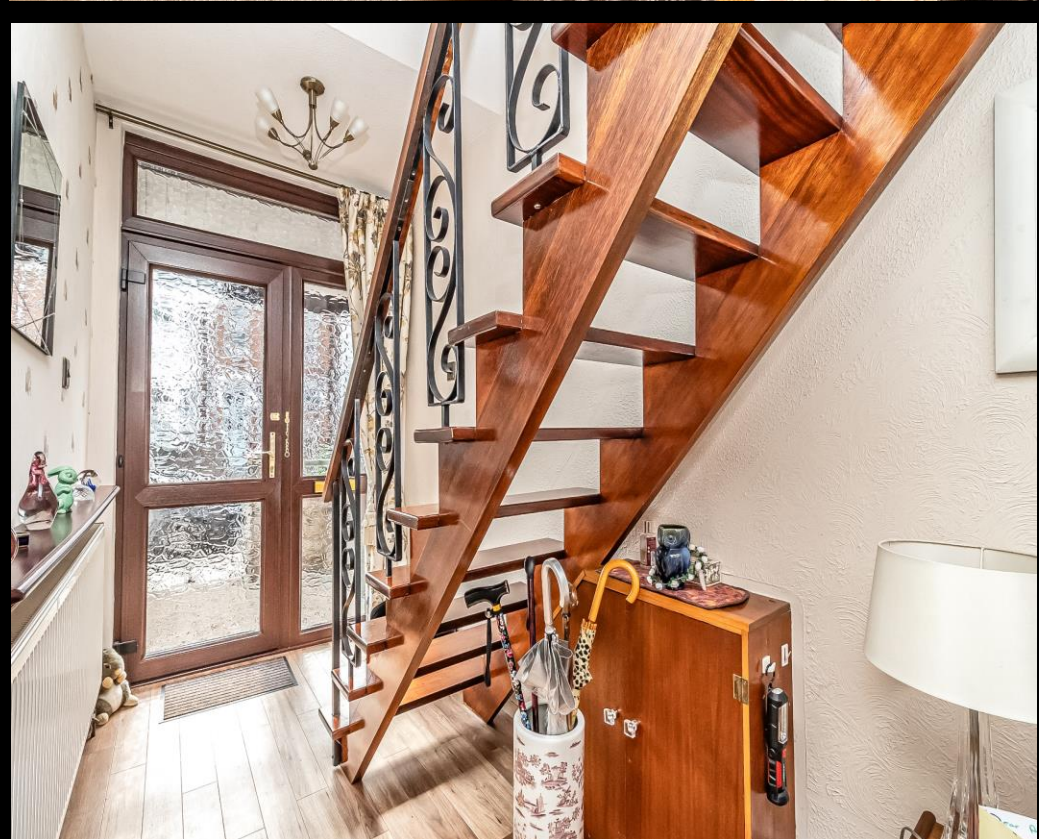


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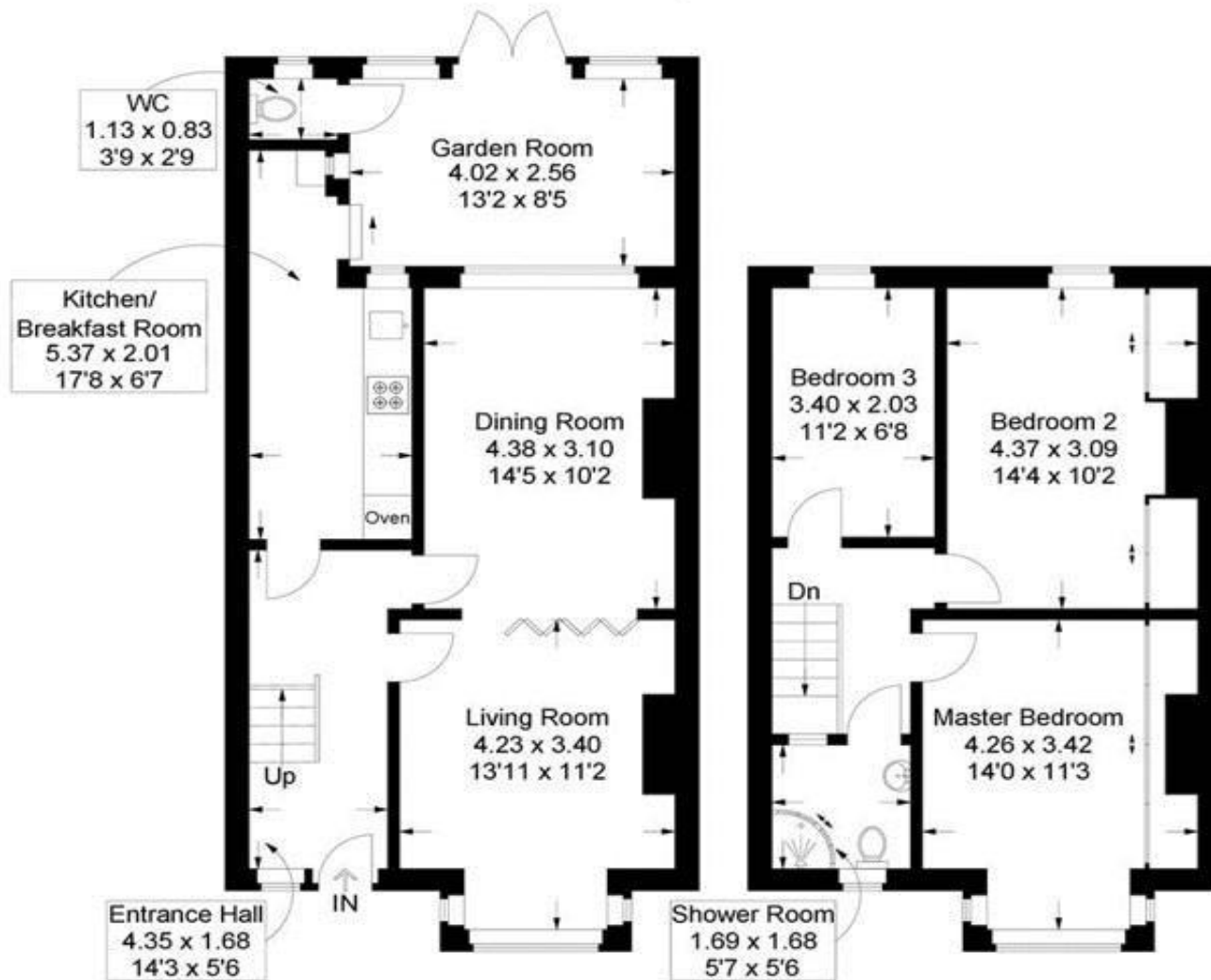






# Romsey Avenue, Portsmouth

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.