

28 Weston Avenue
Southsea, Hampshire PO4 8JH
Offers Over £265,000

cogroves
Sales, Rentals and Block Management

28 Weston Avenue, Southsea, Hampshire PO4 8JH

BRAND NEW FITTED KITCHEN IN THIS 3 BEDROOM FAMILY HOME OFFERED WITH NO CHAIN & 2 BATH/SHOWER ROOMS. Located in this convenient residential area just a short walk to Meon School, Milton Park, Bramsbury Park and Eastern Road, which offers easy access to M27, A27 & A3. The accommodation comprises 3 bedrooms, lounge, brand new fitted fitted kitchen, conservatory, ground floor shower room and first floor bathroom. Other benefits include double glazing, gas central heating and enclosed rear garden.

Entrance Porch
Double glazed doors to porch with double glazed door to:

Entrance Hall
Stairs to first floor with under stairs storage.

Lounge
13'6 into bay x 10' (4.11m into bay x 3.05m)
Double glazed bay window to front, coved ceiling, radiator.

Kitchen
14' x 9'6 (4.27m x 2.90m)
Brand new kitchen comprising a sink unit, range of wall and base cupboards with work surfaces over, brand new fitted oven, hob, extractor, new flooring, double glazed window to side, double glazed door to garden and door to:

Conservatory
8'1 x 9'9 (2.46m x 2.97m)
Double glazed doors to garden.

Shower Room
9'3 x 7'6 (2.82m x 2.29m)
Double shower cubicle, wash hand basin, extractor, double glazed window to rear.

First Floor Landing

Bedroom 1
11'6 x 13'1 (3.51m x 3.99m)
Double glazed window to front, radiator.

Bedroom 2
10'5 x 9'4 (3.18m x 2.84m)
Double glazed window to rear, radiator.

Bedroom 3
9'5 x 7'8 (2.87m x 2.34m)
Double glazed window to rear, radiator.

Bathroom
6'3 x 5'1 max (1.91m x 1.55m max)
Bath, WC, wash hand basin, double glazed window to side, cupboard housing boiler.

Garden
Enclosed rear garden with walled boundaries, patio, brick built shed.

Outside WC
WC

Additional Information
Tenure - Freehold

Council tax - Band C

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.







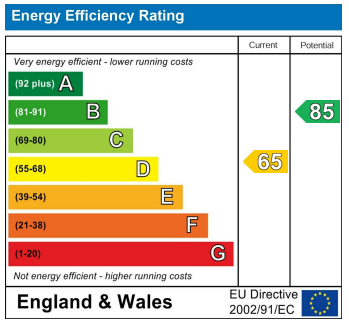


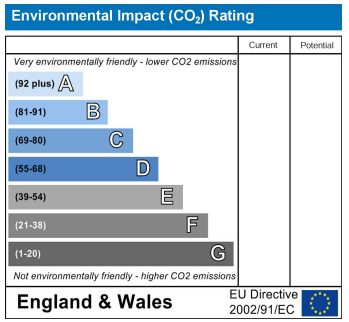
Ground Floor **First Floor**

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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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