



FOR SALE

£285,000

42c Edmund Road,
Southsea, PO4 0HZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This three bedroom terraced property in Edmund Road could make for an ideal family home and would be perfect for those looking to put their own stamp on a property. Offered with no forward chain, the accommodation provides a spacious open plan kitchen/ dining area alongside a sizeable living room and a rear conservatory that overlooks the south facing garden. The first floor then provides three good sized double bedrooms plus the bathroom suite and separate W.C. Additionally the home is double glazed and gas centrally heated, plus outside the garden has a large brick built store/ workshop with rear pedestrian access. Although the home is in need of modernisation, we do anticipate a strong level of interest given the potential on offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

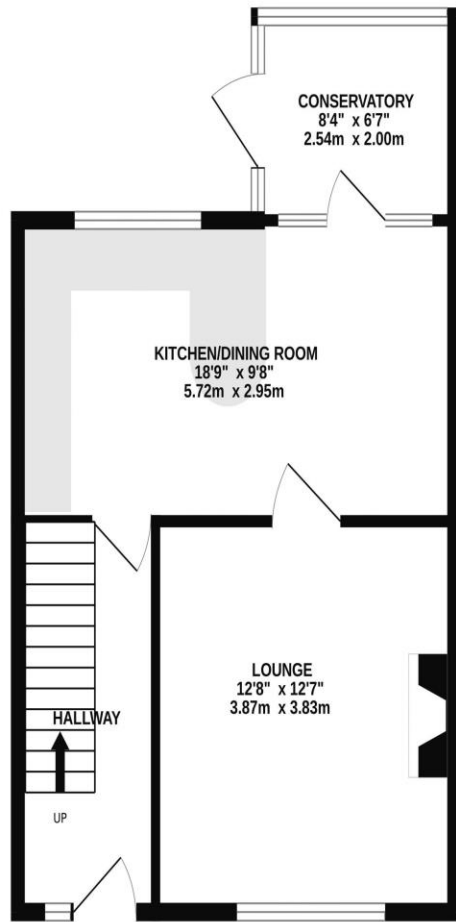


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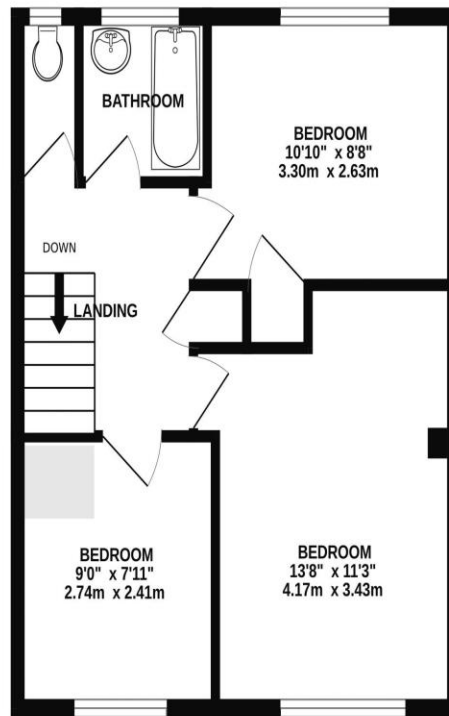




GROUND FLOOR



1ST FLOOR



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

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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