



FOR SALE

£245,000

30 Ward Road,
Southsea, PO4 9PA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Located in the popular 'Eastney Village' this two bedroom terraced property has an upstairs bathroom plus its being offered with no forward chain! Situated on Ward Road, the property provides two separate reception rooms alongside a fitted kitchen and a handy downstairs W.C. The first floor then provides two good sized bedrooms, both of which have built in wardrobes, plus the fitted family bathroom suite. Additionally the home also benefits from having an enclosed westerly facing rear garden. Potentially an ideal first time or investment purchase in our opinion and therefore we highly recommend an internal viewing. 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

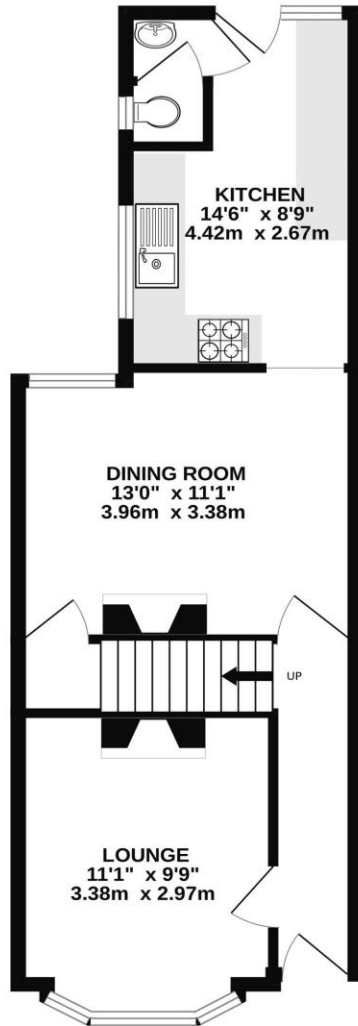


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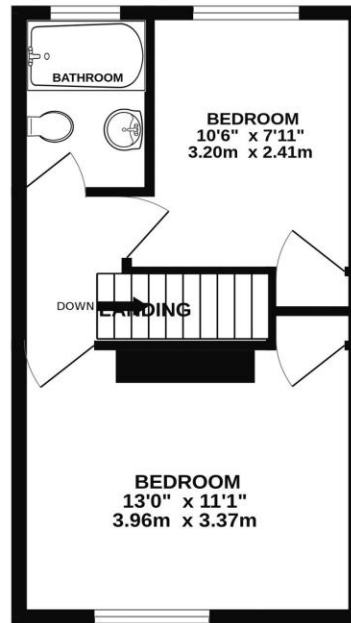




GROUND FLOOR



1ST FLOOR



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