



**FOR SALE**

**£305,000**

14 Posbrooke Road,  
Southsea, PO4 8JJ.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

A great opportunity to acquire this sizeable three bedroom, bay & forecourt property located in the popular Posbrooke Road, Milton. Located close to local amenities and Milton Park, the well presented property provides a large, bright and airy living room with a feature fireplace and ornate ceiling rose. There is a stylish fitted kitchen, formal dining room and a rear extension providing the perfect place to relax and overlook landscaped rear garden. The first floor then provides three good sized double bedrooms, two of which have built in wardrobes, plus the fitted shower room. Additionally the property provides a W.C and separate storage cupboard on the ground floor, plus it benefits from a southerly facing garden and its being offered with no forward chain! We highly recommend an internal viewing to appreciate all the property has to offer, so for further information or to request 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.
- Parking: On street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**



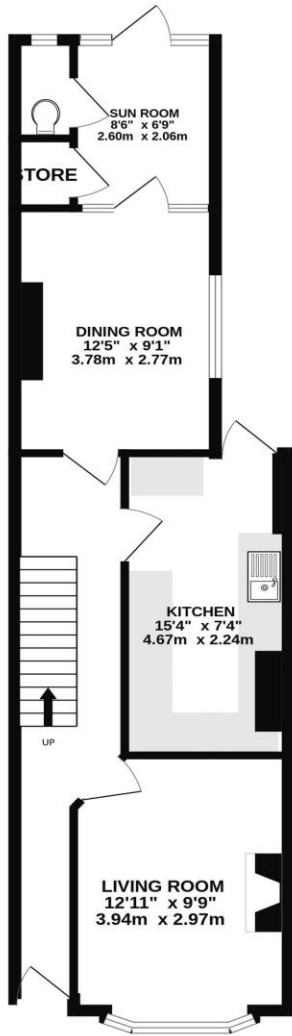




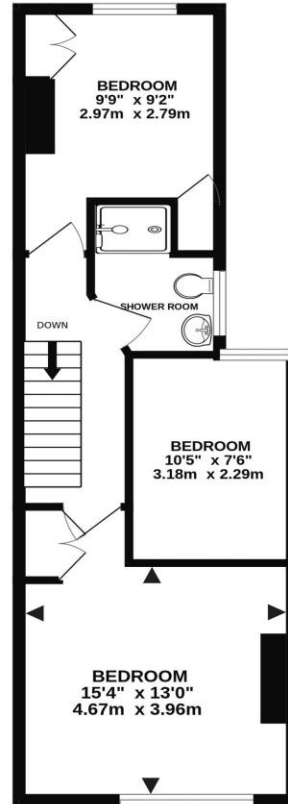




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.