



FOR SALE

£650,000

70 Waverley Road, ,
Southsea, PO5 2PR.

Tenure: Freehold

ESTATE AGENTS
**LAWSON
ROSE**

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PROPERTY DESCRIPTION

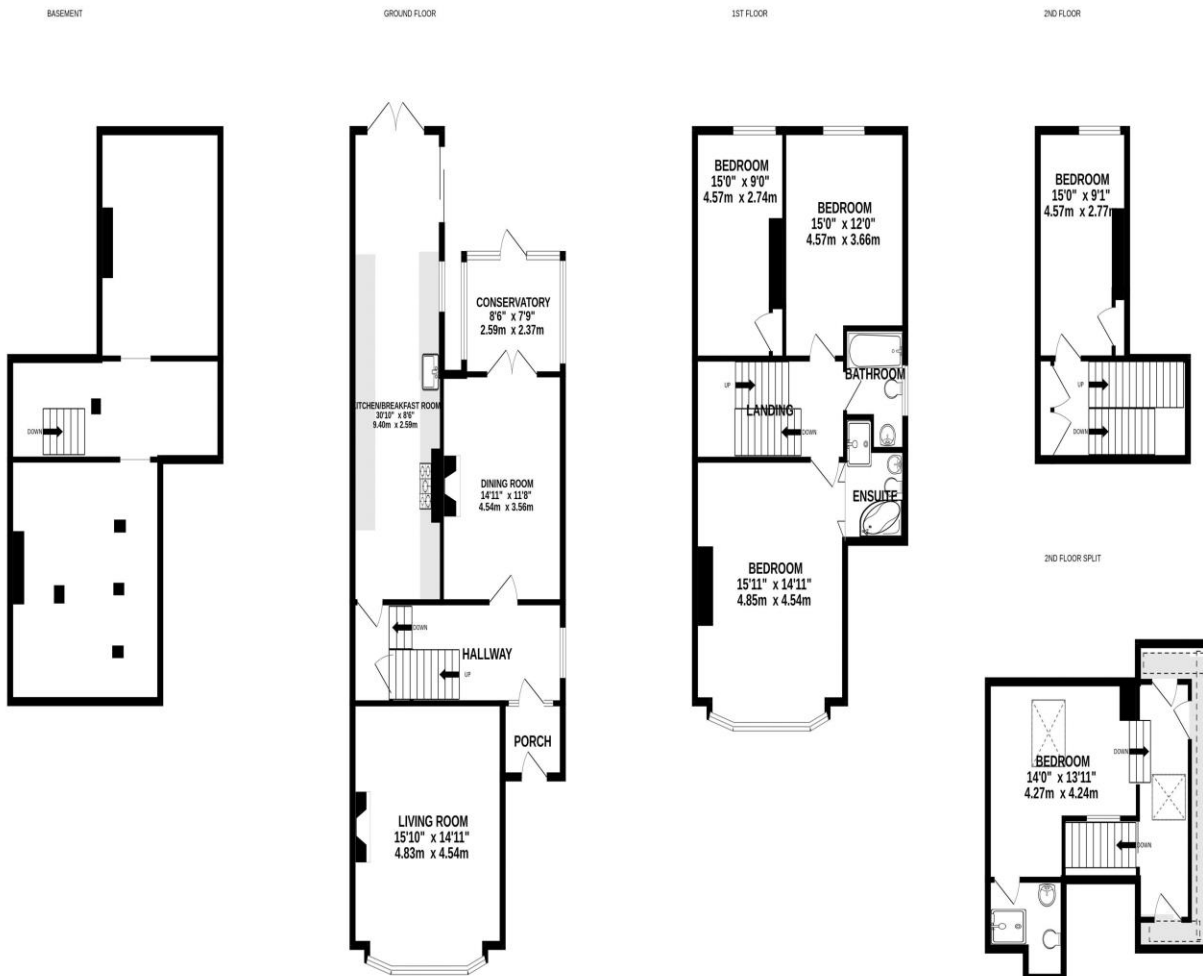
This imposing beautifully maintained period semi-detached property, boasts five bedrooms spread across four split-level floors. Steeped in character and charm, this immaculately presented home retains many of its original features and characteristics and could make for an ideal family home. Upon entry, of the impressive hallway you are greeted by two spacious reception rooms, exuding brightness and airiness, ideal for both formal entertaining and casual relaxation. Adjacent, the large kitchen/breakfast room provides ample space and ideal for casual dining, while a rear conservatory offers serene views of the generously sized, well-kept garden, creating a seamless blend between indoor and outdoor living. Ascending through the property, five good-sized bedrooms await, two of which boast en-suite facilities, ensuring comfort and convenience for residents and guests alike. Complementing the bedrooms is a fitted family bathroom suite, offering modern amenities within a timeless setting. Additionally the property benefits from double glazing and gas central heating, a large cellar provides ample storage space, catering to the practical needs of modern living. Outside, convenience meets functionality with side pedestrian access via a spacious storage shed, perfect for housing outdoor equipment and supplies. Situated just moments away from local amenities, the property enjoys a prime location overlooking the Southsea Bowls Club and Walnut Park. Furthermore, Southsea seafront is within easy reach, offering opportunities for leisurely strolls and enjoying the coastal ambiance. Given the accommodation and all the property has to offer we highly recommend arranging an internal viewing so for further information or to

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
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease:
- Term:
- Management Company:
- Service Charge:
- Ground Rent:
- Lease Restriction: A copy of the lease is available upon request.
- Please also add anything else in this box that is required to comply with Material Information 2023.







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		
69-80	C		
55-68	D		68 D
39-54	E	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.



02392 367 779 - contactus@lawsonrose.com
 131 Winter Road, Southsea, PO4 8DS