



FOR SALE

£260,000

31 Carisbrooke Road,
Southsea, PO4 8RG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property on Carisbrooke Road has great potential and could be ideal for those looking to put their 'own stamp' on a family home. Situated in a popular pocket of PO4 and moments away from Milton Park, this terraced property currently provides two spacious reception rooms alongside a fitted kitchen and an added lean/ to with a downstairs W.C. The first floor then provides good sized double bedrooms and a fitted bathroom suite. The home is double glazed and gas centrally heated, plus there is a 23FT south facing rear garden to enjoy with a store/workshop to its rear. Although in need of modernization, we believe the property presents a brilliant opportunity and highly advice an internal viewing. For further details 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)

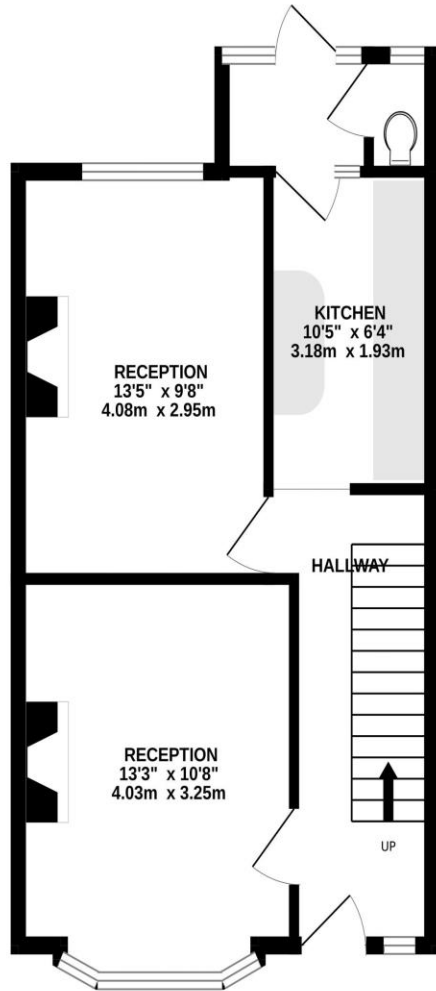


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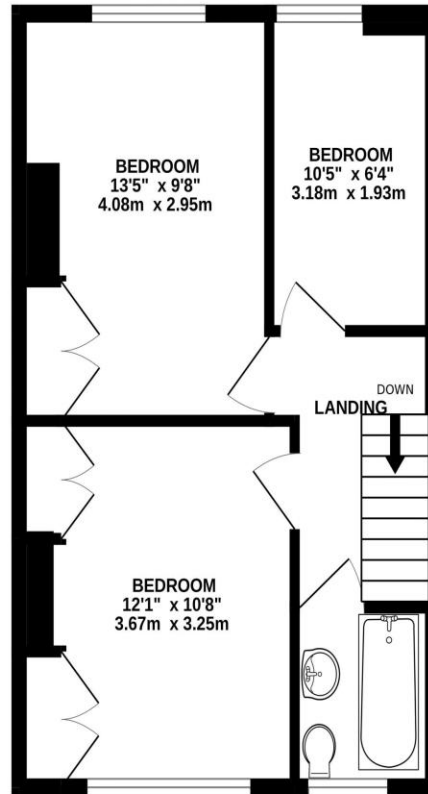




GROUND FLOOR



1ST FLOOR



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

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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