



**FOR SALE**

**£285,000**

40 Bramshott Road,  
Southsea, PO4 8AN.

Tenure:

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property in the popular Bramshott Road is being offered with no forward chain! Situated within close proximity to local amenities and Milton Park, the property provides two separate reception rooms alongside a sizeable kitchen, downstairs W.C and a rear extension that overlooks the south facing rear garden. The first floor then provides three good sized double bedrooms, plus a fitted bathroom suite. The home is double glazed and gas centrally heated throughout, and therefore we highly recommend arranging an internal viewing. For further information or to book an appointment, 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)



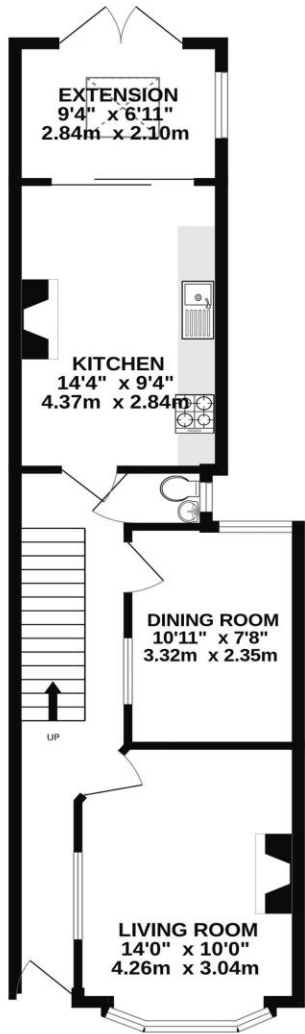
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**

**131 Winter Road, Southsea, P04 8DS**

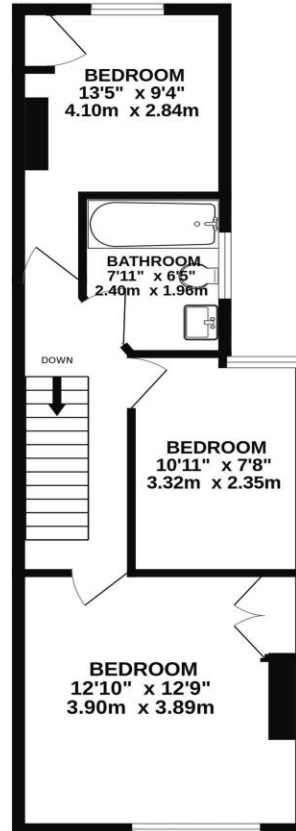




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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.

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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