



**FOR SALE**

**£270,000**

119 Manners Road,  
Southsea, PO4 0BD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property in Southsea has great potential and could make for an ideal first time or family home. Located in Manners Road, close to local amenities and not far from Fratton train station, the property provides a spacious living room with a large bay window, downstairs W.C, fitted kitchen and a secondary reception that overlooks the enclosed rear garden. The first floor then provides a fitted shower room and three great sized double bedrooms. Additionally the home is majority double glazed and gas centrally heated, plus its being offered with no forward chain! An ideal opportunity for those looking to put their 'own stamp' on a sizeable Southsea home in our opinion, so therefore we highly recommend an internal viewing. For further information or to set 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: 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)

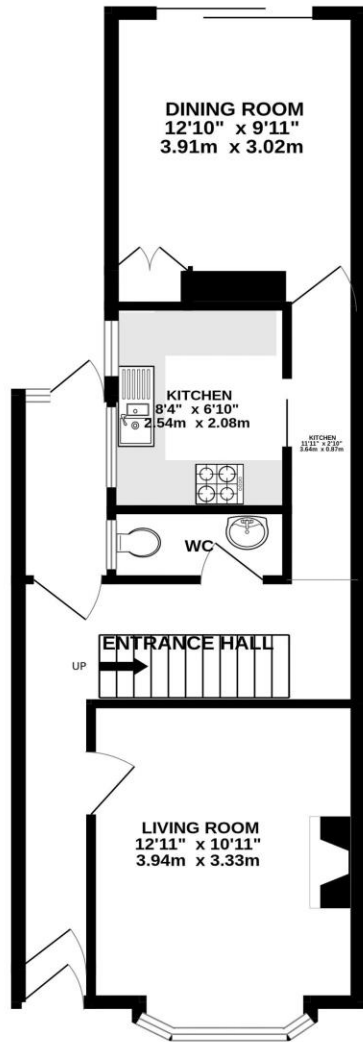


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

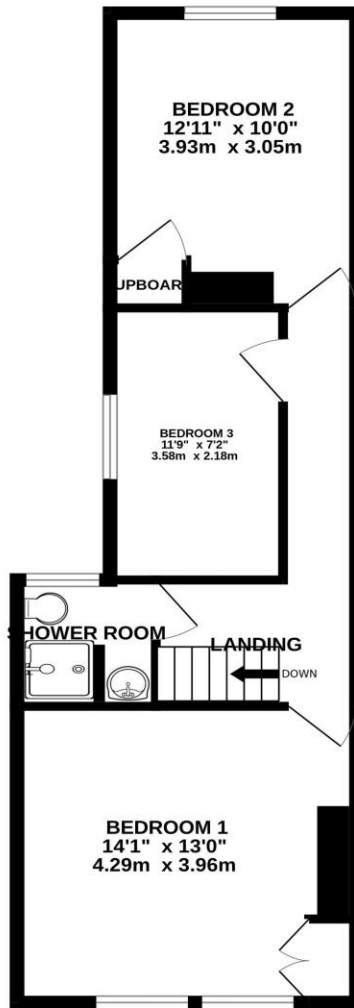




GROUND FLOOR



1ST FLOOR



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