



FOR SALE

£310,000

125 Manners Road,
Southsea, PO4 0BD.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This recently modernised & well presented, three bedroom, bay & forecourt property is now available to view with Lawson Rose. Situated on Manners Road, the property has been updated and re-configured by the current homeowners, providing a bright and airy living room with a large bay window, a handy downstairs utility/ W.C, plus an impressive open plan kitchen/ dining area with a bay window overlooking the garden. The first floor then provides a modern fitted shower room and three great sized double bedrooms. Additionally the home is double glazed and gas centrally heated, plus outside there is a well-kept, landscaped rear garden. 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 one of our sales team 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)

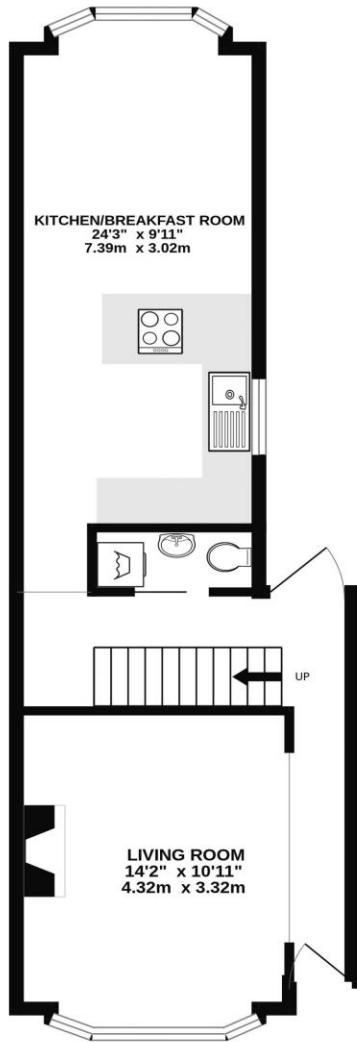


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

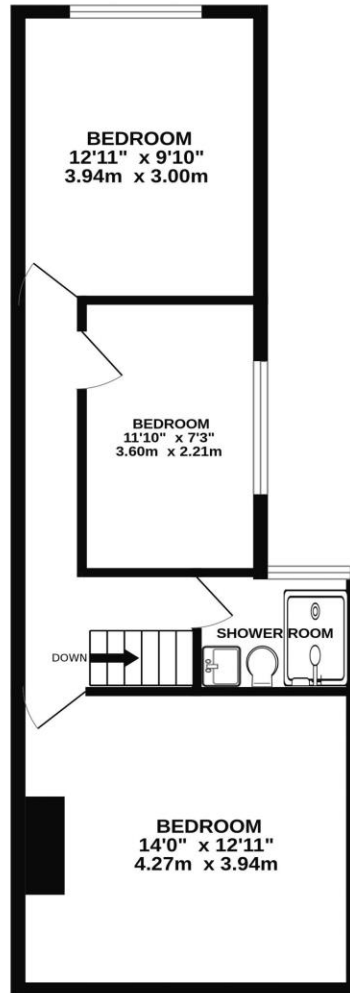




GROUND FLOOR



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.