



ESTATE AGENTS
**LAWSON
ROSE**



FOR SALE

£290,000

8 Melrose Close,
Southsea, PO4 8EZ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward chain! Lawson Rose are delighted to bring to the market this two bedroom, end of terraced property located in a quiet cul-de-sac, with a GARAGE in a popular residential area. Situated in Melrose Close, the property provides a spacious open plan living space, with a fitted kitchen that overlooks the well-kept south facing garden. The first floor then provides two good sized double bedrooms, the master of which has an array of built in wardrobes, plus there is a fitted bathroom suite. Outside the garden is complete with rear pedestrian access, a front garden that wraps around the side of the property plus a separate garage in a block. Given all the property has to offer, we highly advise booking an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office on 02392 367779.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Garage In Block – On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

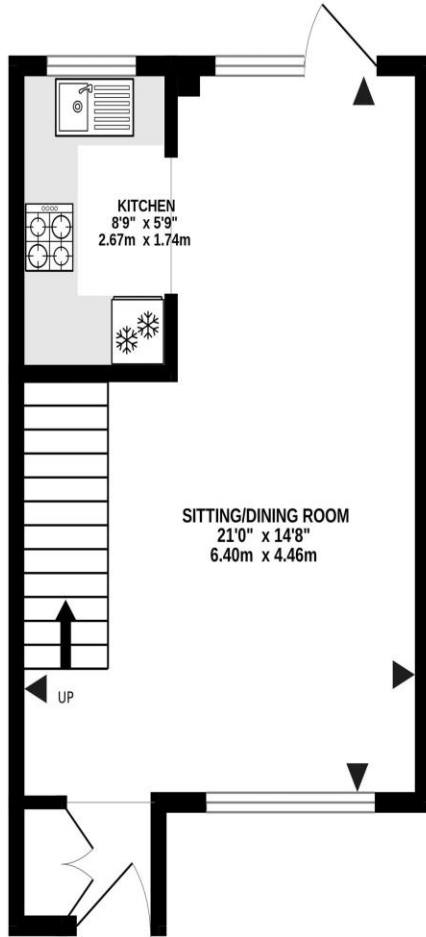


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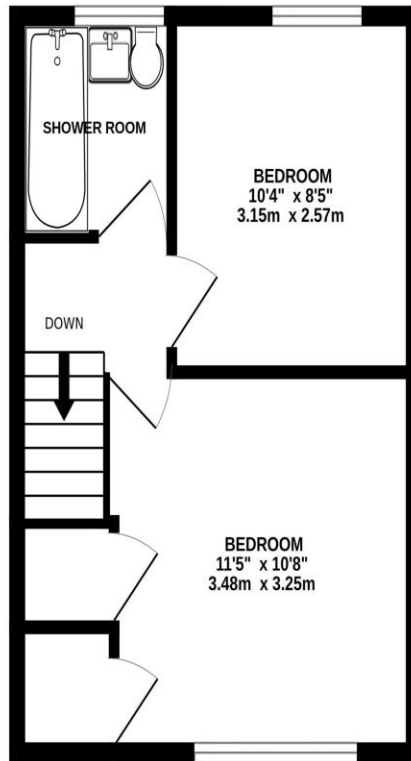




GROUND FLOOR



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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