



FOR SALE

£270,000

51 Methuen Road,
Southsea, PO4 9HG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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ROSE**

PROPERTY DESCRIPTION

This well presented, three bedroom, terraced property could make for an ideal first time or family home in our opinion. Situated on Methuen Road in Southsea, this well presented property provides a living room and a formal dining room, alongside a smartly fitted kitchen and stylish bathroom suite. The first floor then provides three great sized double bedrooms. Additionally the home is double glazed and outside is an enclosed south facing rear garden. We highly recommend an internal viewing to appreciate all the home has to offer, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- 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)

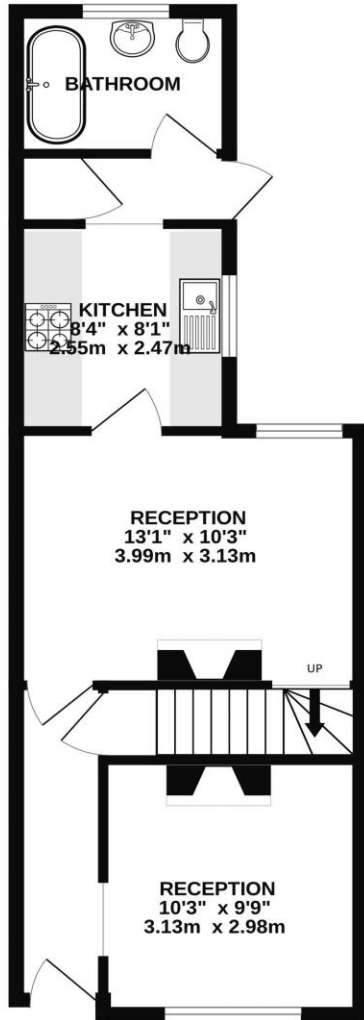


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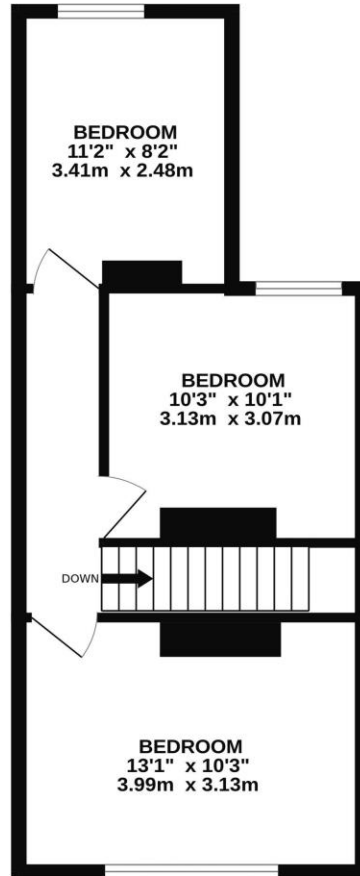




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 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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