



FOR SALE

£315,000

42 Posbrooke Road,
Southsea, PO4 8JJ.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

No Forward chain! Lawson Rose are delighted to bring to the market this three bedroom, bay & forecourt property, close to local amenities and moments from Milton Park. Situated on the popular Posbrooke Road, the property provides a spacious living room with a large bay window, a secondary reception, downstairs W.C plus an extended kitchen/ breakfast room with double doors opening out into the enclosed south facing rear garden. The first floor then provides a modern fitted bathroom suite, plus three great sized double bedrooms. Additionally the home is double glazed and gas centrally heated, plus its being offered with no forward chain. For further information or to arrange 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.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

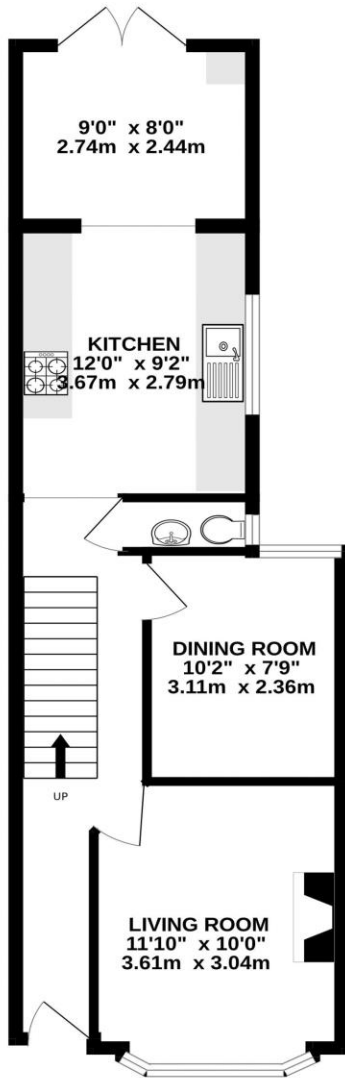


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

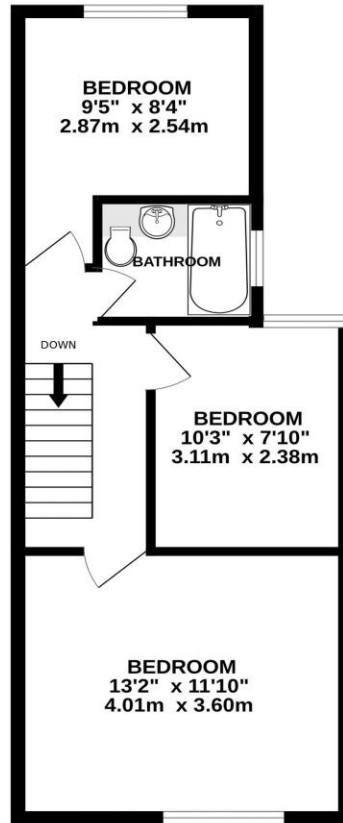




GROUND FLOOR



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.