



FOR SALE

£330,000

47 Godwit Road,
Southsea, PO4 8XR.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

A brilliant opportunity to acquire this well presented, three bedroom property in the highly desirable Godwit Road, Milton. Boasting an array of appealing features, we believe this property could make for an ideal family home as it provides a light and spacious, open plan living room with double doors opening into the rear south facing garden. There is a fitted kitchen, downstairs W.C plus three good sized bedrooms, two of which have built in cupboards, plus a modern fitted bathroom suite. Additionally the property is double glazed, gas centrally heated, plus there is rear pedestrian access from the garden which leads to the properties garage in a block. We highly advise an internal viewing, so for further information or to arrange a viewing, please contact the Lawson Rose sales team 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: On street parking & Garage in block
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

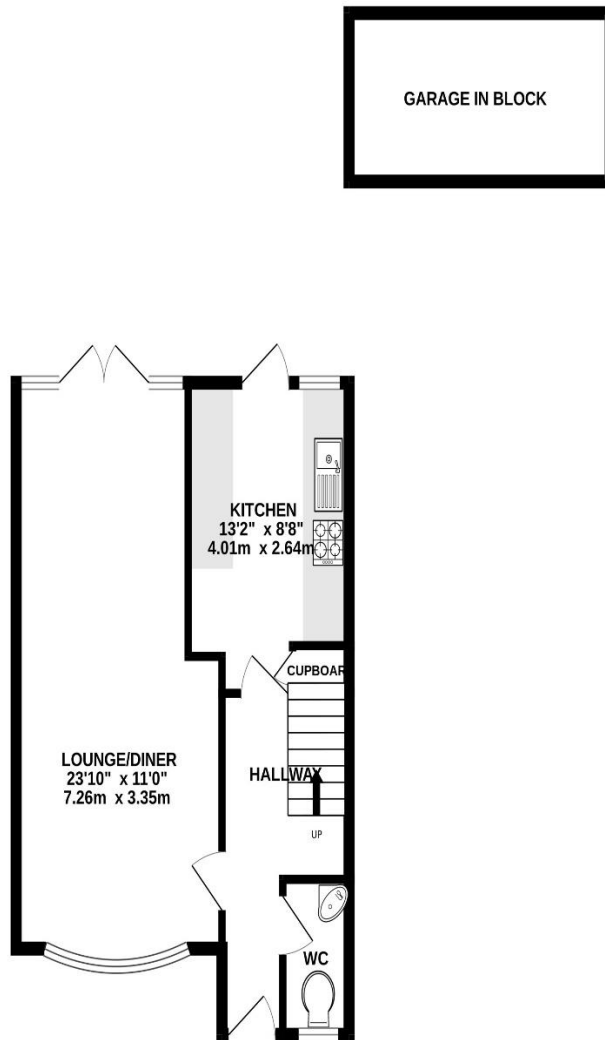


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131 Winter Road, Southsea, P04 8DS

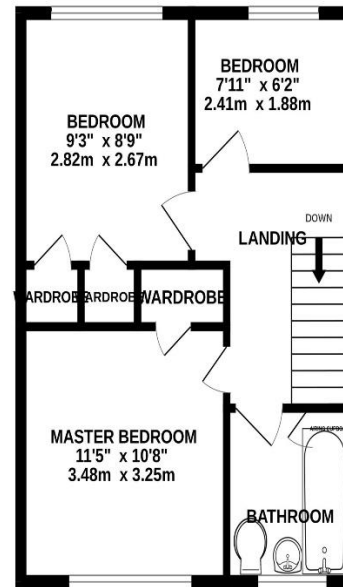




GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 70 c | |
| 55-68 | D | | |
| 39-54 | 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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