



FOR SALE

£415,000

68 Liss Road,
Southsea, PO4 8AS.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This impressive four bedroom, double bay & forecourt property has accommodation set over three inviting floors, offering a brilliant blend of original charm and character mixed with modern open plan spaces, ideal for family living. Situated on the popular Liss Road in Southsea, this beautifully presented property provide a light and spacious living room, complete with a large bay window and feature log burner. The extended kitchen/ dining area is the real heart of the home, flooded with natural light from the south facing garden, this space has a breakfast bar and double doors opening directly into the garden. Additionally there is a separate handy lean/ to / utility space alongside a ground floor W.C. The first floor then provides three good sized double bedrooms alongside a fitted bathroom suite. A staircase then rises to the second floor, where the sizeable master bedroom has Velux windows and access to an additional modern fitted shower room. Given all the property has to offer, we highly recommend booking an internal viewing, 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
- 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)

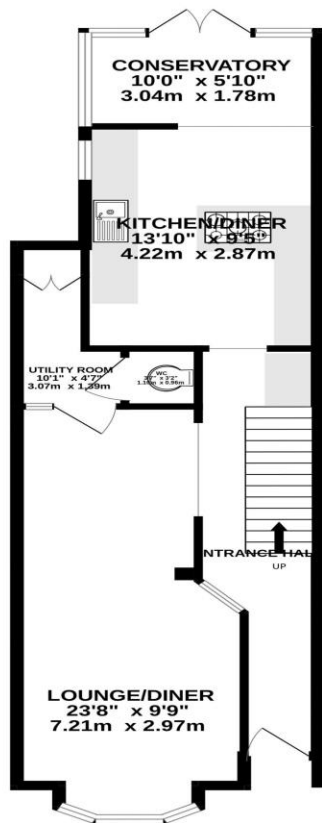


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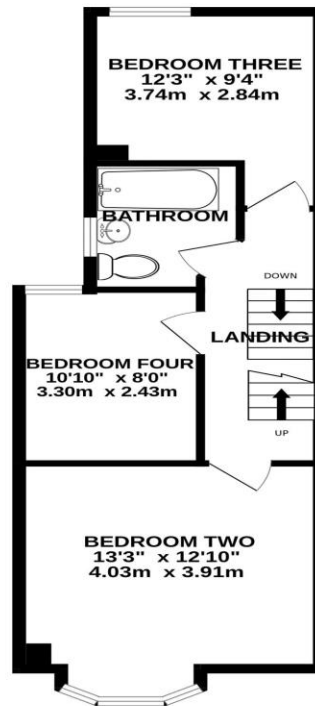




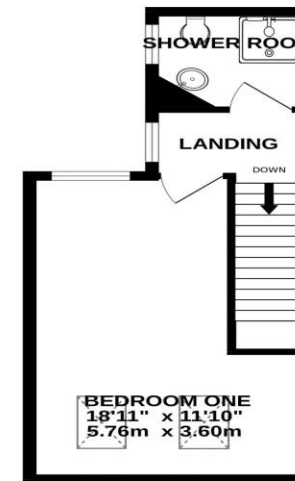
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.