



# FOR SALE

## £275,000

62 Empshott Road,  
Southsea, PO4 8BY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

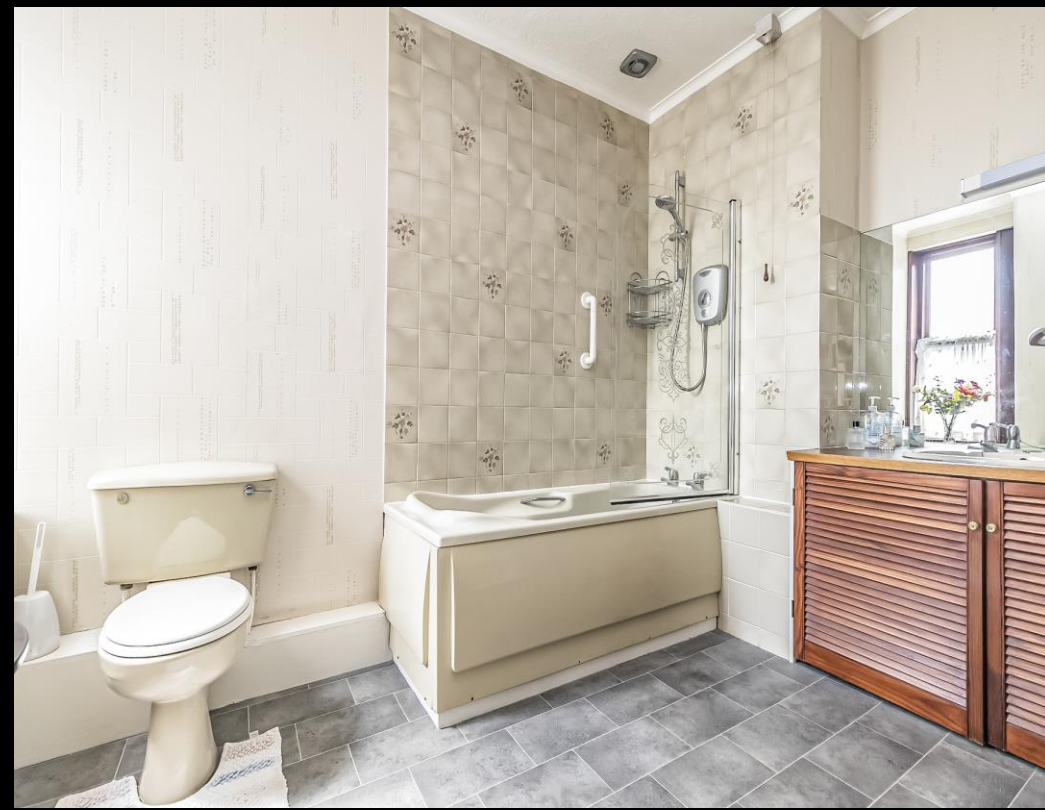
No Forward Chain! This two bedroom, terraced, bay & forecourt property in a popular residential area is close to local amenities and offers great potential for a brilliant family home. Situated on Empshott Road in Southsea, the accommodation provides a spacious living room with a large bay window, a formal dining room, downstairs W.C and a large, open plan fitted kitchen that overlooks the enclosed south facing rear garden. The first floor then provides two great sized bedrooms, both of which have built in wardrobes, a separate storage room and a large upstairs fitted bathroom suite. A great opportunity and perfect for those looking to put their 'own stamp' on a family home in our opinion, 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

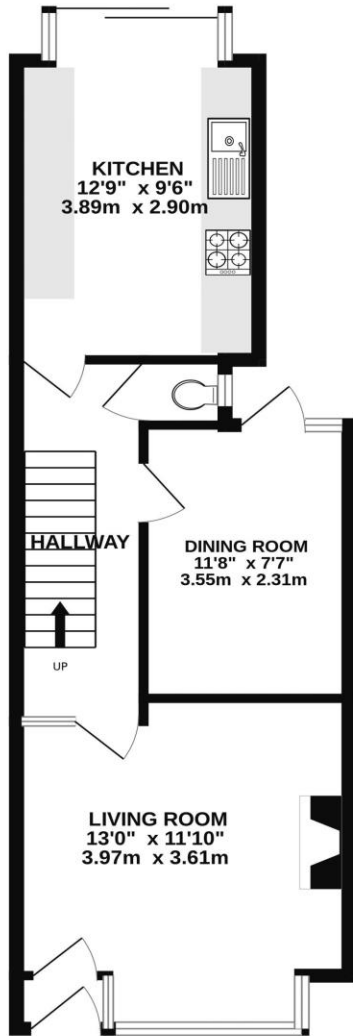


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

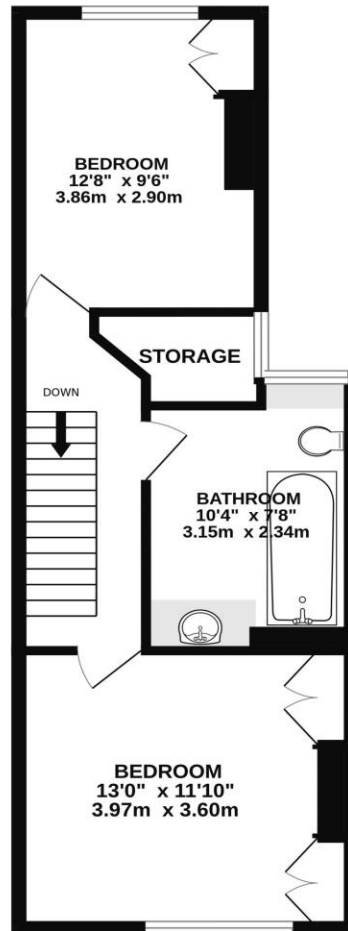




GROUND FLOOR



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.