



FOR SALE

£235,000

153 Landguard Road,
Southsea, PO4 9DS.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

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PROPERTY DESCRIPTION

Situated within the popular pocket of Eastney is this well presented terraced home which would make an absolutely fantastic first time buy or investment purchase. The property benefits in having a Southerly aspect to its rear garden along with a lovely galley style kitchen and has accommodation comprising of in brief: Entrance hall, sitting through dining room, kitchen, rear lobby and bathroom on the ground floor with two bedrooms and a study located to the first floor. The open plan layout downstairs really helps create a sense of space to enjoy both with family and entertaining in mind. Viewing is highly recommended and can arranged by calling the team at Lawson Rose.

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)

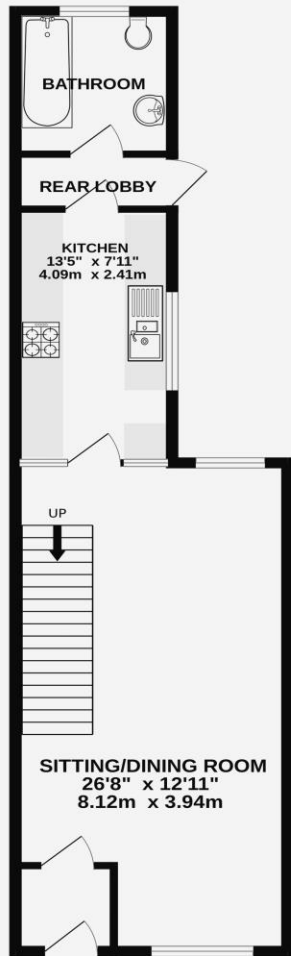


02392 367 779 - contactus@lawsonrose.com

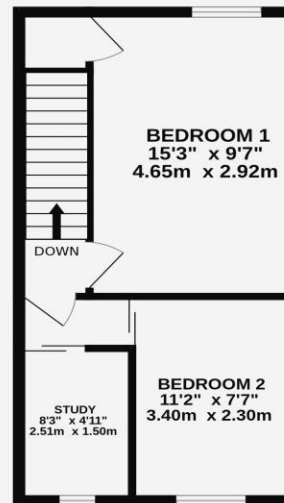
131 Winter Road, Southsea, P04 8DS







GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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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