



FOR SALE

Offers in Excess of £355,000

4 Tredegar Road,
Southsea, PO4 9DN.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This extended, three bedroom, bay & forecourt property in the popular Tredegar Road in Southsea is being offered with no forward chain! Not far from local amenities on Winter Road, the property provides a sizeable living room with a large bay window, a downstairs W.C and a brilliant open plan kitchen/ dining area, complete with Velux windows and double doors overlooking the enclosed rear garden. The first floor then provides three good sized double bedrooms and a modern bathroom suite. Additionally the home is double glazed and gas centrally heated, plus its being offered with vacant possession. We highly recommend an internal viewing at the earliest opportunity to avoid disappointment, so for further information or to request 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 C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

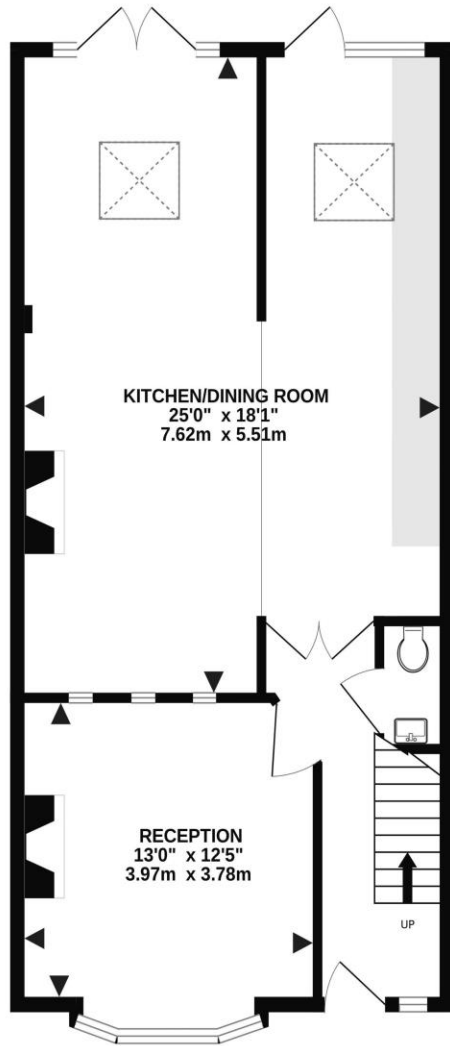


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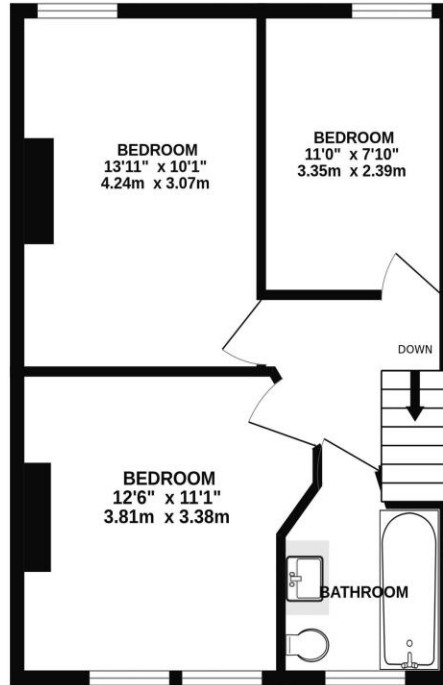




GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.

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.