



FOR SALE

Guide Price £350,000

15 Sovereign Drive,
Southsea, PO4 8XX.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Found in the much requested Moorings Way area of Milton is this well sized and extended three bedroom end of terrace home with the added benefit of a garage. With the ground floor accommodation originally comprising of a L-shaped lounge through diner and kitchen breakfast room there is also the extra space created which could have multiple uses and would make for a great family room. Downstairs also offers a w/c and entrance porch. On the first floor there are three bedrooms, two of which have built in wardrobes. A generous bathroom suite completes the accommodation. Externally there is a well presented and low in maintenance rear garden which provides access directly into the garage as well as further pedestrian rear access. To make your viewing arrangement please call Lawson Rose.

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 To Rear Property.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

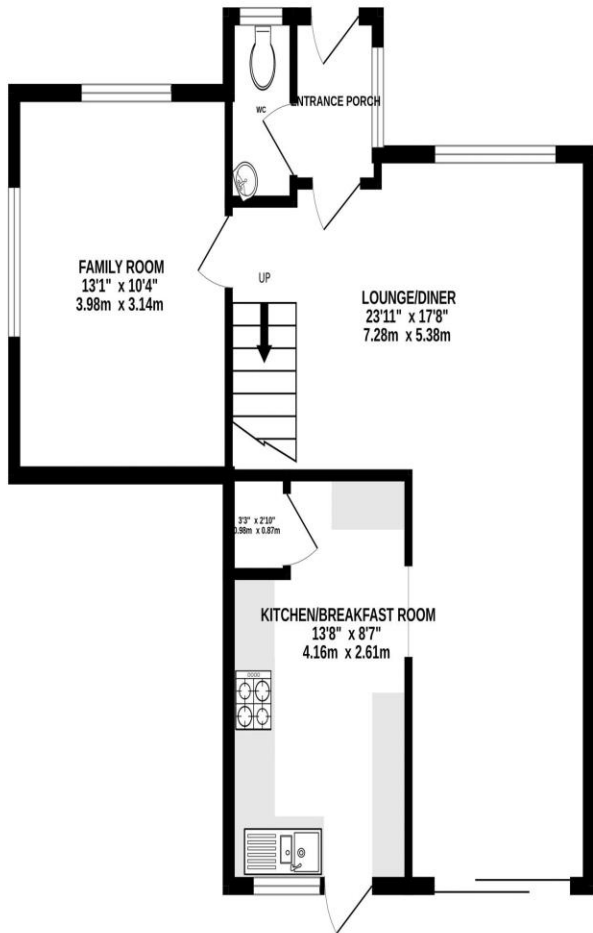


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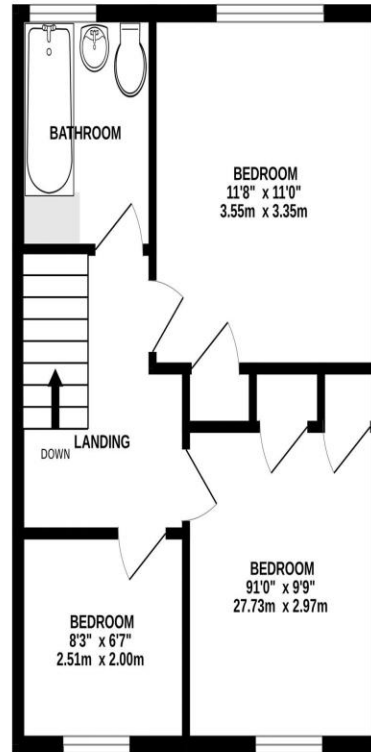




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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.