

FOR SALE

£350,000

54 Frensham Road,
Southsea, PO4 8AF.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

A property full of original features and characteristics, this impressive bay & forecourt on the popular tree-lined Frensham Road should certainly be of consideration for those looking for a period family home. Upon entering the property, off the hallway is a lounge with feature fireplace and bright bay window, this leads to an open dining space with access to a lean-to for storage and a handy W.C. The fitted kitchen is complete with bi-folding doors opening into the enclosed west facing rear garden. The first floor then provides three good sized bedrooms, the fitted family bathroom suite plus access via a spiral staircase to a versatile loft space with Velux windows. We highly recommend an internal viewing to appreciate all the property has to offer. All enquiries, please contact the Lawson Rose sales team on 02393 367779

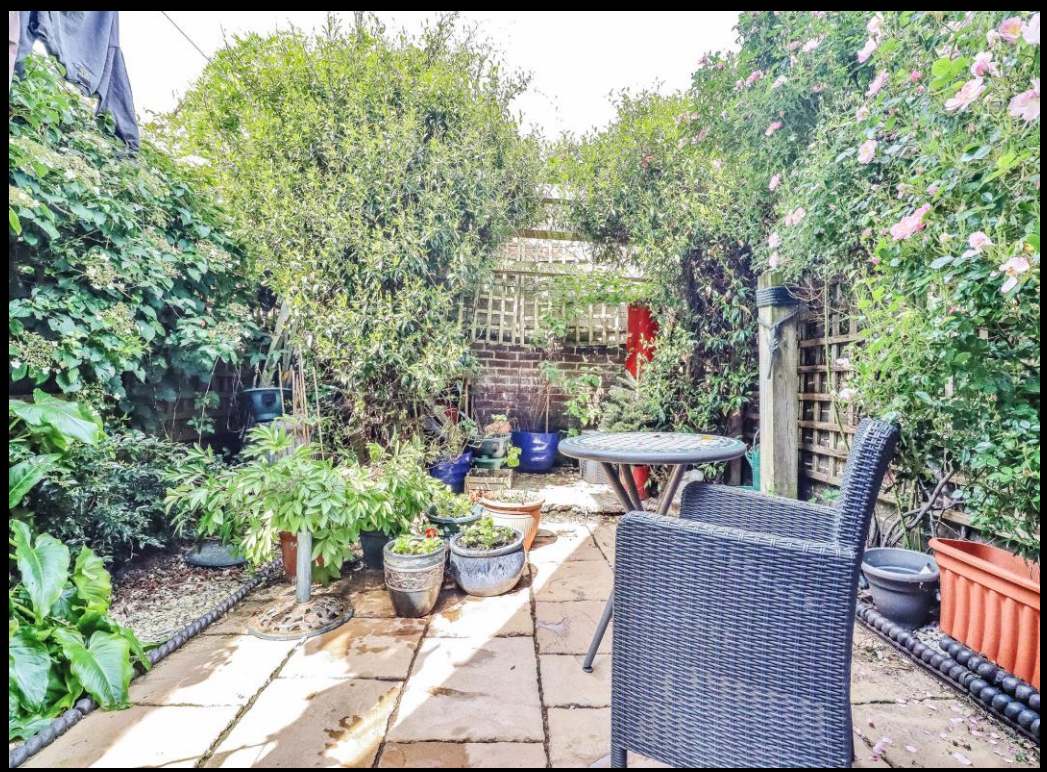
Material Information:

- 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)

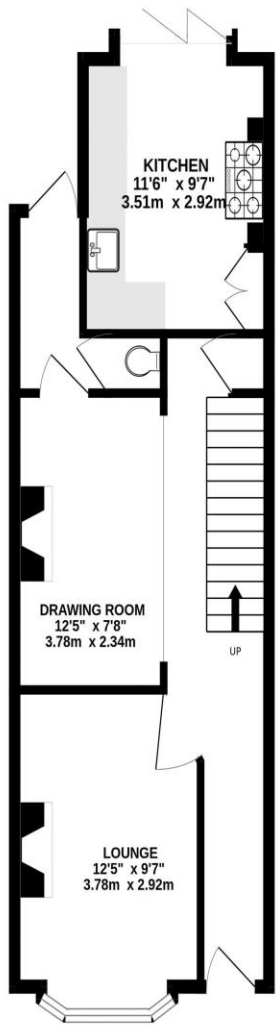


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

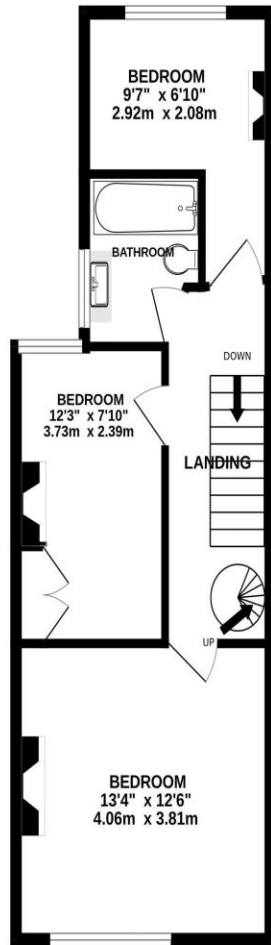




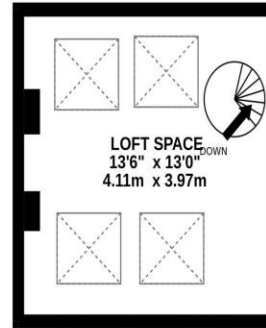
GROUND FLOOR



1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 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.