



ESTATE AGENTS  
**LAWSON  
ROSE**



# FOR SALE

## £355,000

11 Bonchurch Road,  
Southsea, PO4 8RY.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Lawson Ros are delighted to bring to the market this well presented, three bedroom, bay & forecourt property in the popular Bonchurch Road in Milton. The property has recently been updated and modernised by the current homeowners, providing a stylish living room with a large bright bay window, plus a stunning open plan kitchen/ dining area that leads through to a conservatory, separate utility space and a downstairs. W.C. The first floor then provides three good sized double bedrooms, plus a contemporary fitted bathroom suite. Additionally the home benefits form a sizeable 35FT rear garden with a store/workshop to its rear. A ideal opportunity for a great family home in our opinion and therefore we highly recommend an internal viewing. 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.
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

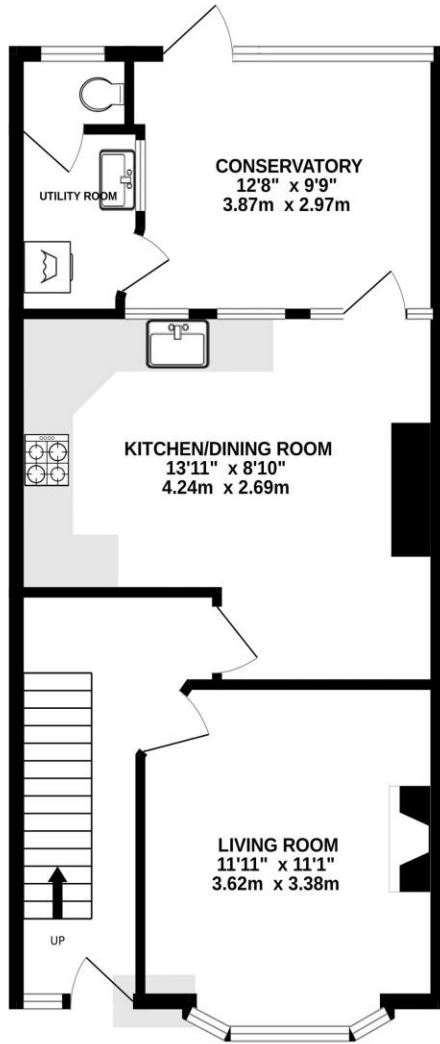


**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**

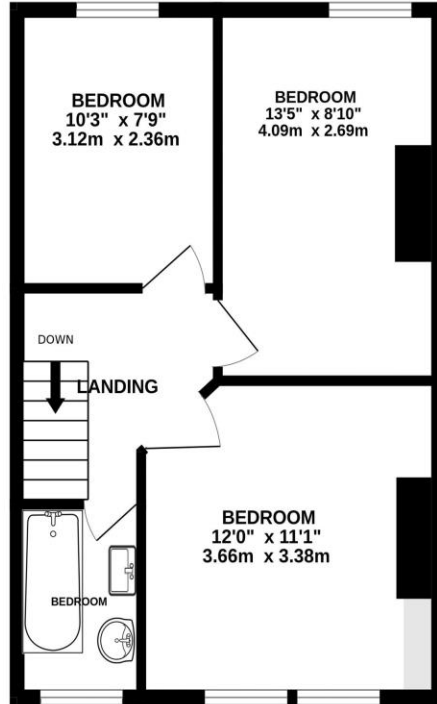




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	47 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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