



# FOR SALE

## £400,000

95 St. Thomas's Street,  
Portsmouth, PO1 2HE.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This three bedroom Town House has an integral garage & off road parking to its rear, located within the highly requested Old Portsmouth, we believe the property could make for an ideal family home. Situated on St Thomas Street, the property has accommodation set across three floors, providing an open plan kitchen/ living space, three good sized bedrooms, a fitted bathroom, downstairs W.C, utility room and a westly facing garden giving access to the garage & parking space. Given the properties popular location, we highly recommend an internal viewing to appreciate all the home has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales team 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: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- 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**



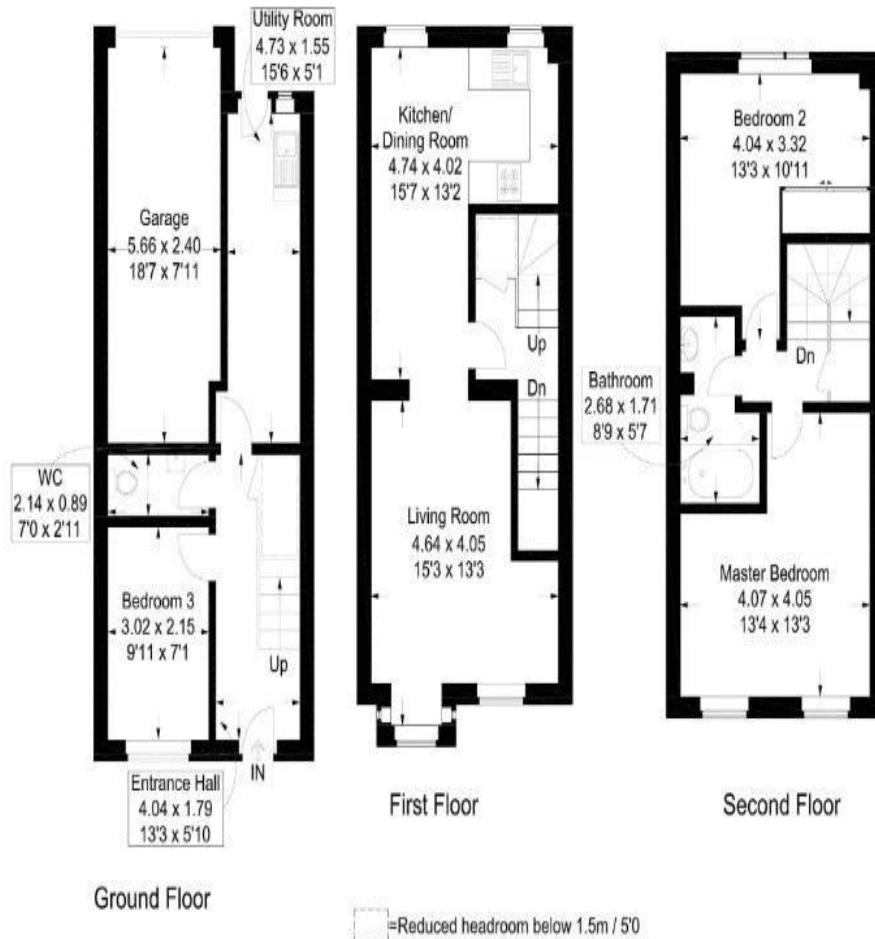






# St Thomas's Street, Old Portsmouth

Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 1.9 sq m / 20 sq ft  
 Total = 113.2 sq m / 1218 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | 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.