



FOR SALE

£350,000

18 Edmund Road,
Southsea, PO4 0LL.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

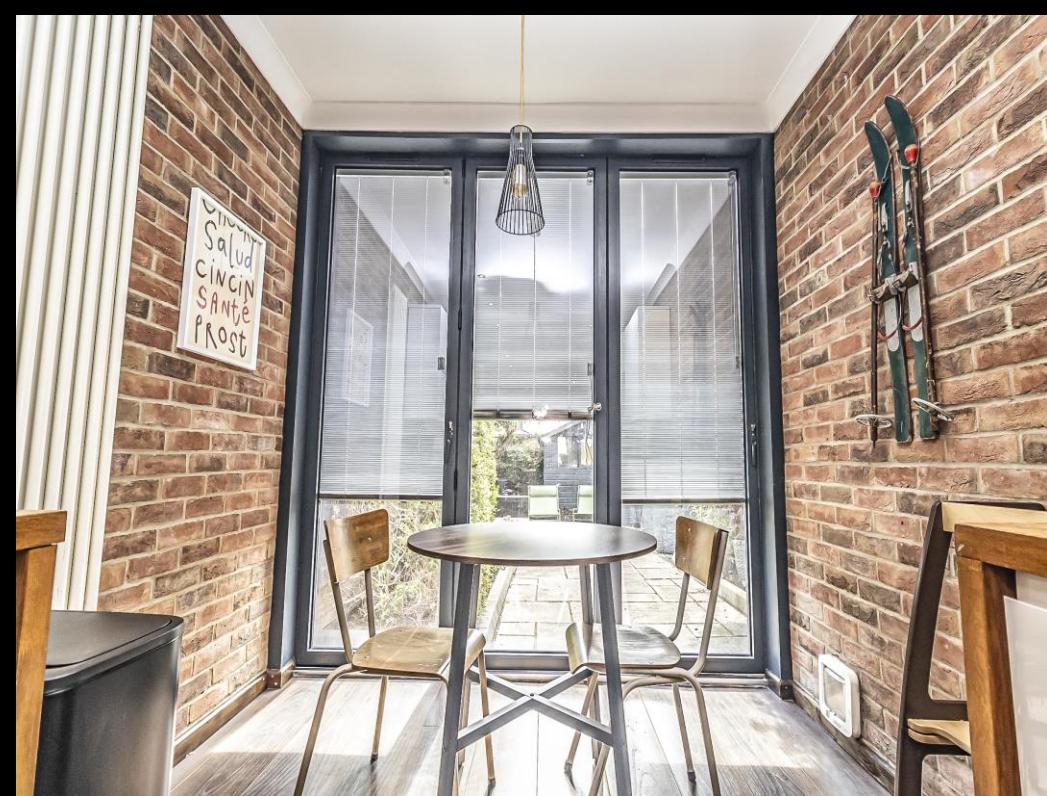
Great opportunity to purchase this beautifully presented, three bedroom, bay and forecourt home located in a popular part of Southsea. Situated in Edmund Road, within walking distance of Albert Road, the property provides a spacious, light and airy open plan living space alongside a modern fitted W.C and an impressive 29 foot extended kitchen/dining area with exposed brick work and tri-folding doors that overlook the enclosed south facing garden. Upstairs features two great sized double bedrooms, the master of which has an array of built in wardrobes, plus a further single bedroom and a contemporary fitted shower room. Stylish & well-presented throughout, we believe this property could make for an ideal first time or family home and highly recommend an internal viewing. For further information or to request a time to view, please contact the Lawson Rose sales office today.

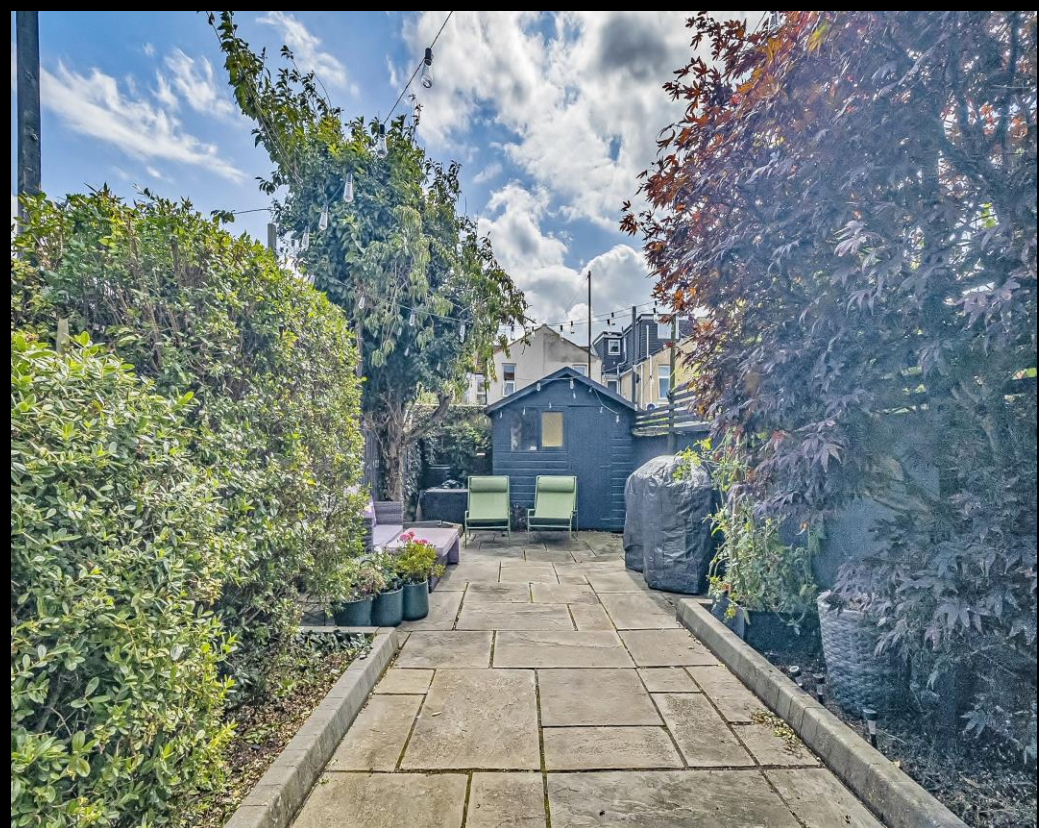
Material Information:

- 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 B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

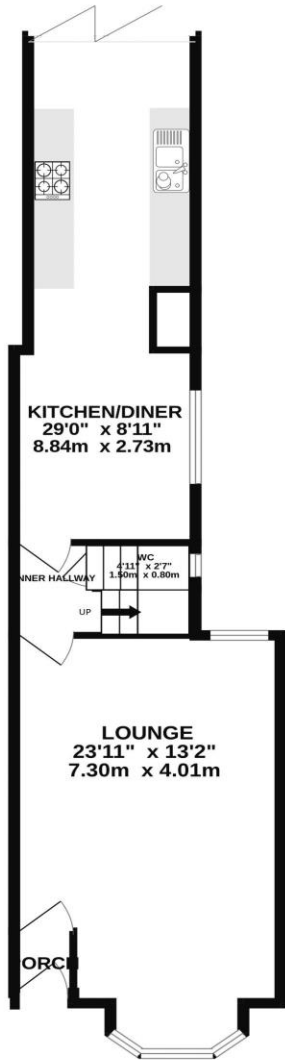


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, P04 8DS

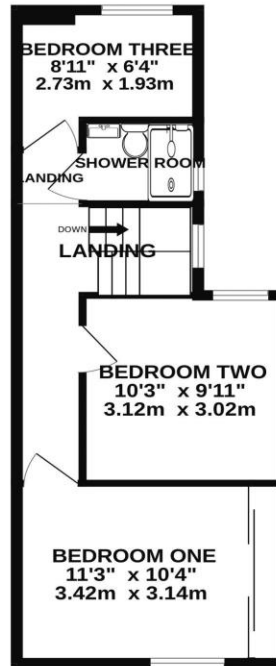




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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.
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