

FOR SALE

Offers in Excess of £350,000

27 Bramshott Road, Southsea, PO4 8AN.

Tenure: Freehold



LAWSON ROSE

PROPERTY DESCRIPTION

Lawson Rose bring to the market this sizeable four bedroom, bay & forecourt property in a popular residential pocket of PO4. Situated in Brmashott Road, this loved family home maintains much or its original character and features, with the accommodation providing a spacious living room with a large bay window, alongside a formal dining room, separate fitted kitchen and a handy downstairs W.C. The first floor has a larger floorspace than the ground floor, with four bedrooms and a good sized family bathroom suite. Additionally the home is double glazed and gas centrally heated, there is shared side pedestrian access and a low maintenance rear garden and a great sized, versatile basement, currently used for storage. A great opportunity for a family home in our opinion and therefore we highly recommend an internal viewing to appreciate all the property has to offer. For further information or to request a time to view, please contact the 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, 02 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)



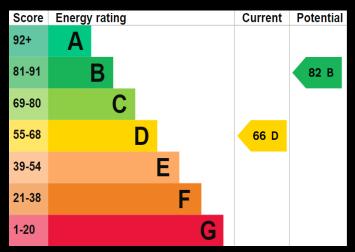
02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS





15T FLOOR 364 sq.ft. (51.4 sq.m.) approx. 539 sq ft. (48.2 sq m.) approx. BEDROOM 13'10" x 9'8" 4.22m x 2.95m KITCHEN 9'8" x 9'0" 2.95m x 2.74m BEDROOM DINING ROOM 13'1" x 6'9" 3.99m x 2.06m 13'0" x 11'8" into bay 3.97m x 3.55m into bay LANDING BEDROOM 13'1" × 8'11" 3.99m x 2.71m BEDROOM LOUNGE 12'11" x 8'8" 15'1" into bay x 10'9" 4.61m into bay x 3.27m 3.94m x 2.64m



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

TOTAL FLOOR AREA: 1330 sq.ft. (123.6 sq.m.) approx.

White every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, sendous, rooms and any other ferms are approximate sed no responsibility is taken for any error, omission or mea-statement. This plan is for flootather beginness 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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BASEMENT 256 sq.ft., (24.9 sq.m.) approx.

