



# FOR SALE

**£240,000**

13 Esslemont Road,  
Southsea, PO4 0ES.

Tenure: Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This two bedroom, mid terraced property is stylish and well presented throughout, making it a potentially ideal first time or investment purchase. Situated on Esslemont Road, the accommodation provides a sitting room leading through to a contemporary, open plan kitchen/ dining area and a fitted rear bathroom suite. The first floor then provides two great sized double bedrooms, both of which have built in wardrobes. Outside is a well kept enclosed rear garden that enjoys a westerly facing aspect. Given all the home has to offer, we highly recommend arranging an internal viewing, so for further information or to request a time to view, please contact the Lawson Rose estate agents 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 B
- 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**

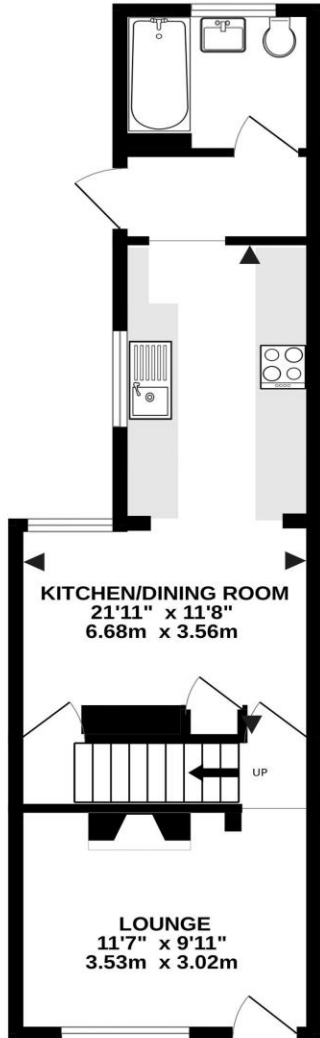




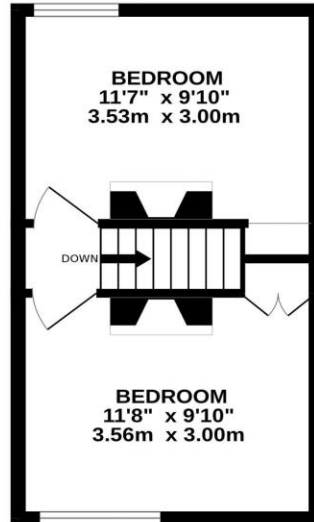




GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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		81 B
69-80	C		
55-68	D	57 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.