



**FOR SALE**

**£330,000**

108 Frensham Road,  
Southsea, PO4 8AG.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

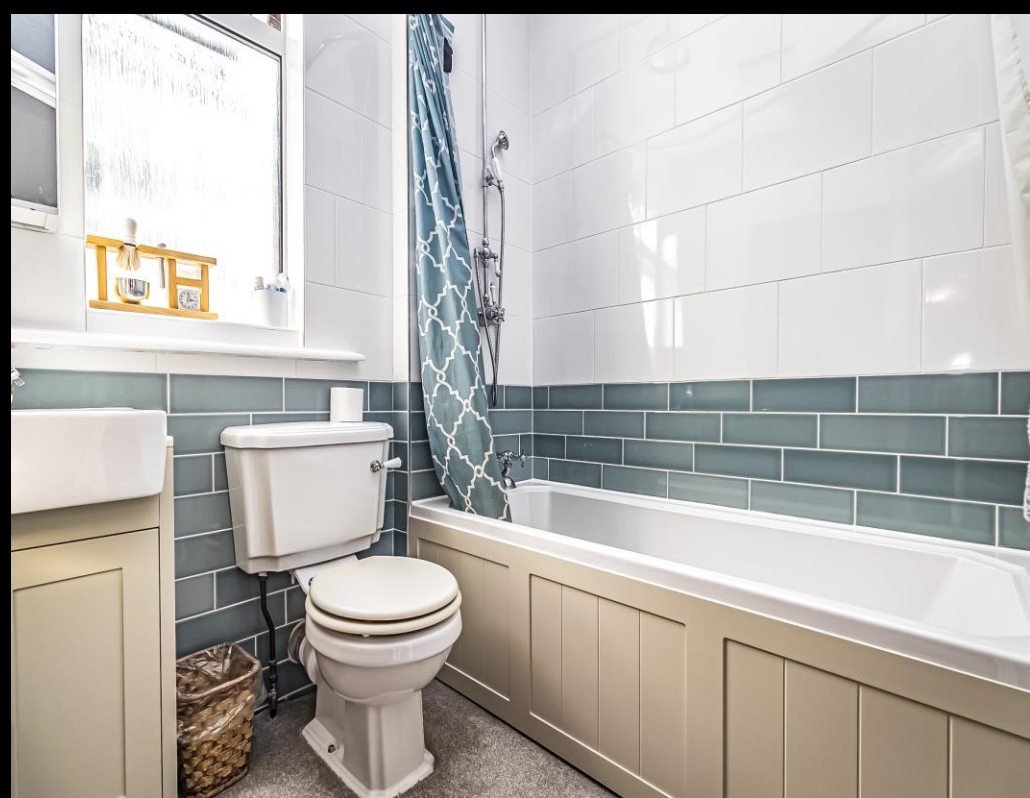
This three bedroom, double bay & forecourt property is found in a popular tree lined street in PO4. Situated on Frensham Road, this well presented terraced residence is being offered with no forward chain. Upon entering, off the hallway is a spacious living room with a large bay window, a fitted kitchen/ breakfast room, downstairs W.C, plus a light and airy dining room with doors overlooking the enclosed west facing rear garden. The first floor then provides a modern family bathroom suite, plus three great sized double bedrooms. Additionally the home is double glazed and gas centrally heated, plus its being offered with Vacant possession. For further information or to request a time to view, please contact the Lawson Rose sales office today.

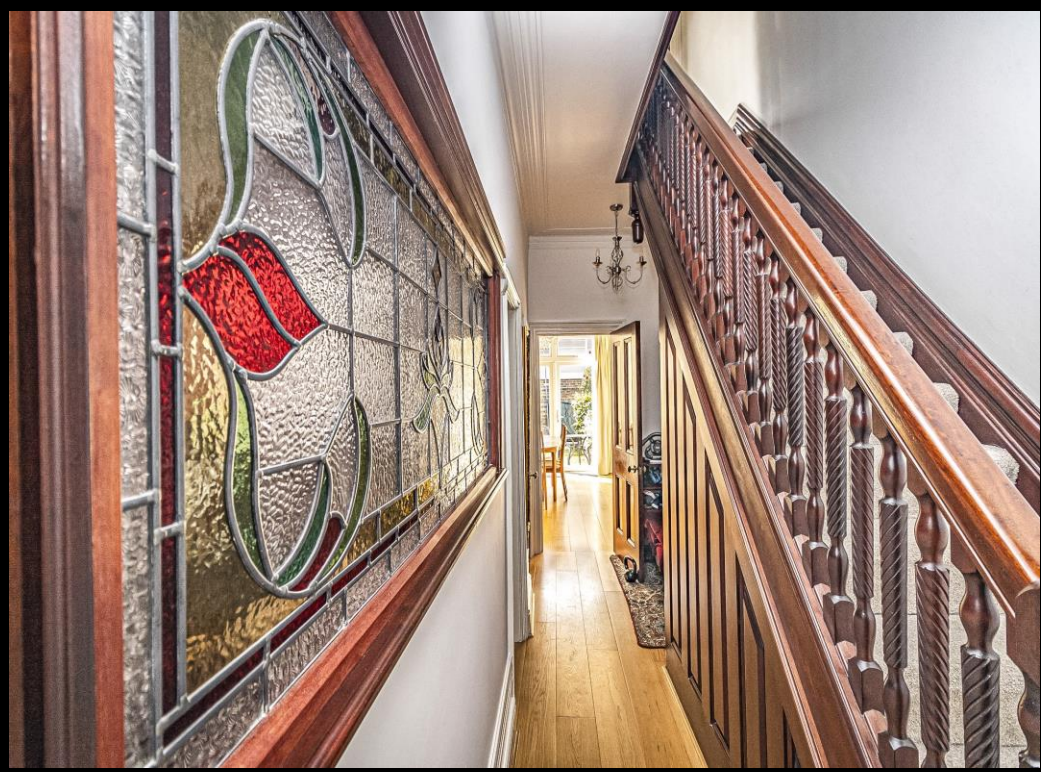
### Material Information:

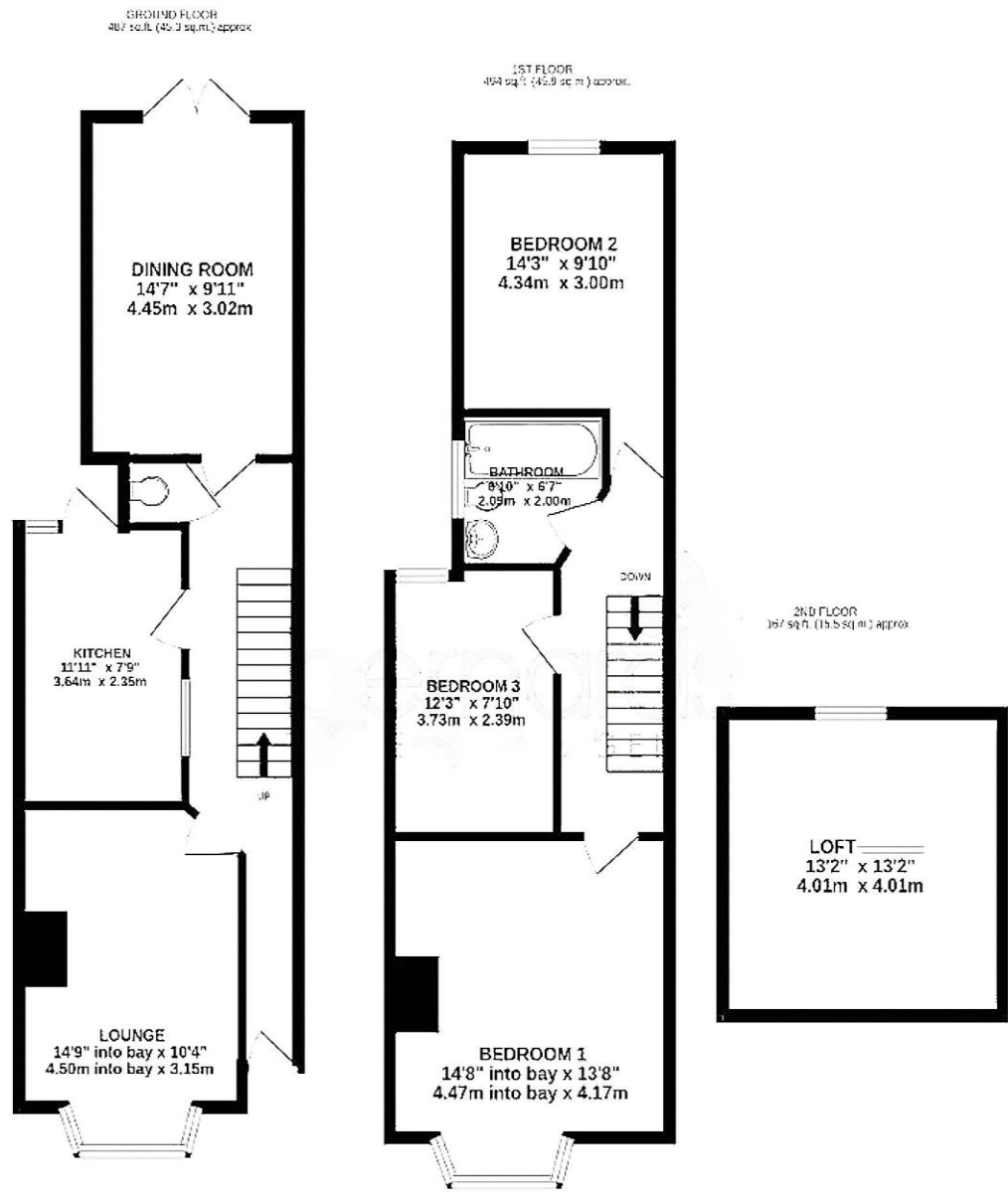
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 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**







TOTAL FLOOR AREA: 1148 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misplacement. 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.  
 Issue with Metropix © 2024

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 62 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.