



FOR SALE

£290,000

23 Pretoria Road,
Southsea, PO4 9BB.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This three bedroom, bay & forecourt property situated on the popular Pretoria Road make for an ideal first time or family home. Located not far from local amenities on Winter Road, the accommodation provides a bright and airy living room with a large bay window, there is a downstairs W.C plus a modern, open plan kitchen/ breakfast room with double doors opening into the enclosed 20FT rear low maintenance garden. The first floor then provides the three bedrooms, plus a fitted family bathroom suite. Additionally the home is double glazed and gas centrally heated, therefore we highly recommend an internal viewing to appreciate all the home has to offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

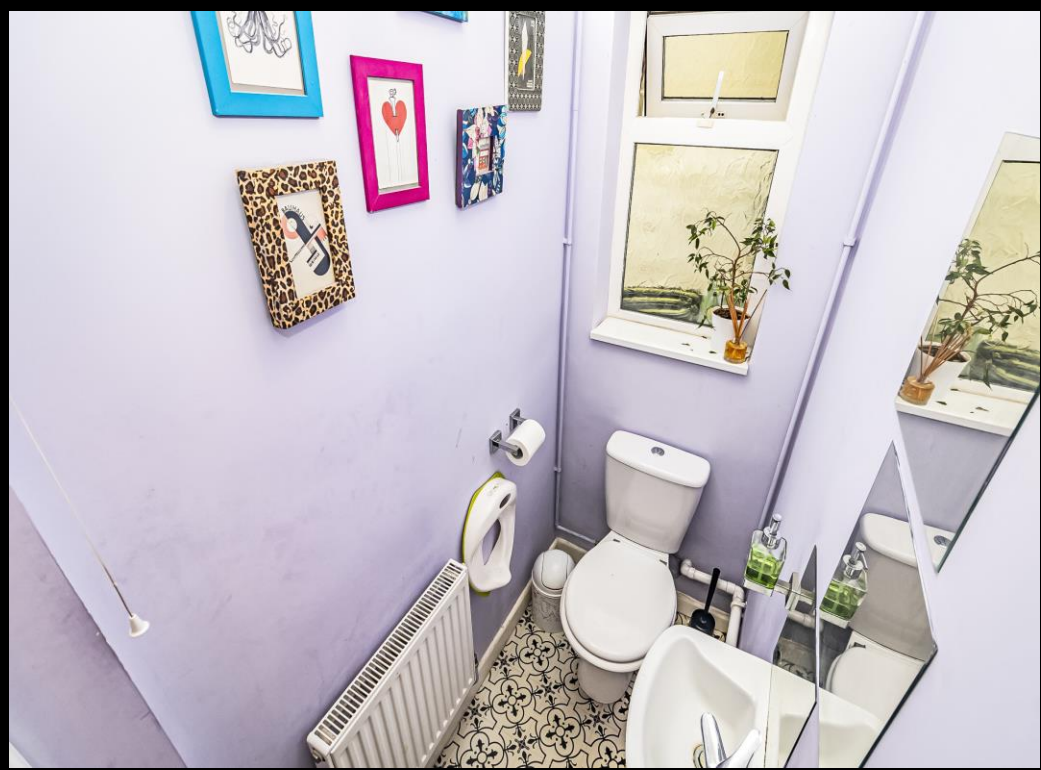
Material Information:

- 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)

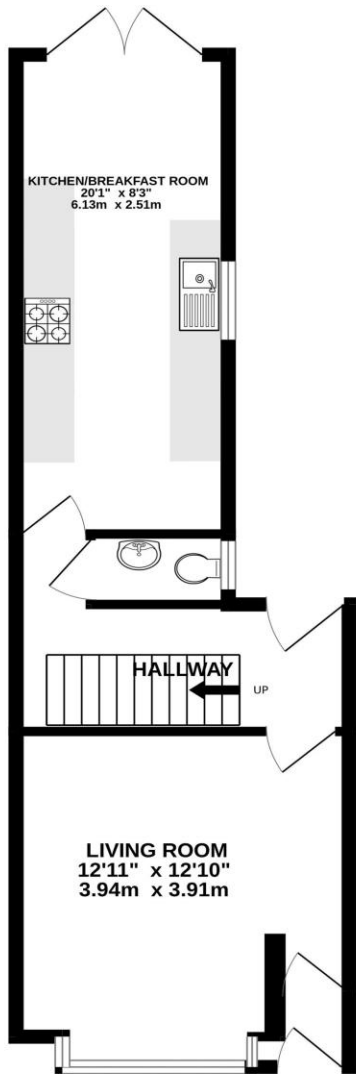


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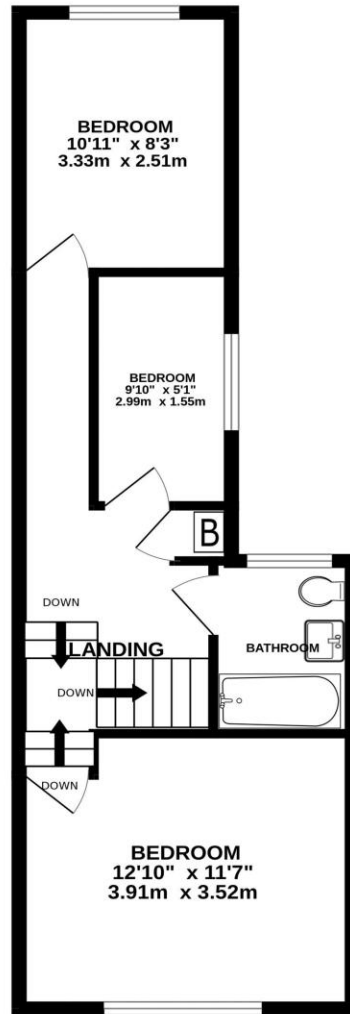




GROUND FLOOR



1ST FLOOR



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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