



FOR SALE

£299,950

23 Oliver Road,
Southsea, PO4 9BY.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This sizeable three bedroom, end of terraced property has the huge benefit of off road parking and could make for an ideal family home. Situated in the popular Oliver Road in Southsea, this property could be perfect for those looking to put their 'own stamp' on a family home, providing a spacious living room with a large bay window, a secondary dining room, fitted kitchen and a separate utility space with a downstairs W.C. The first floor then provides three great sized double bedrooms, plus a fitted bathroom suite. Outside the property enjoys a southerly facing rear garden with side pedestrian access, plus a car port to it's rear for off road parking. We highly recommend an internal viewing to appreciate all home has to offer, so for further information or to request a time to view, please contact the Lawson Rose sales office today.

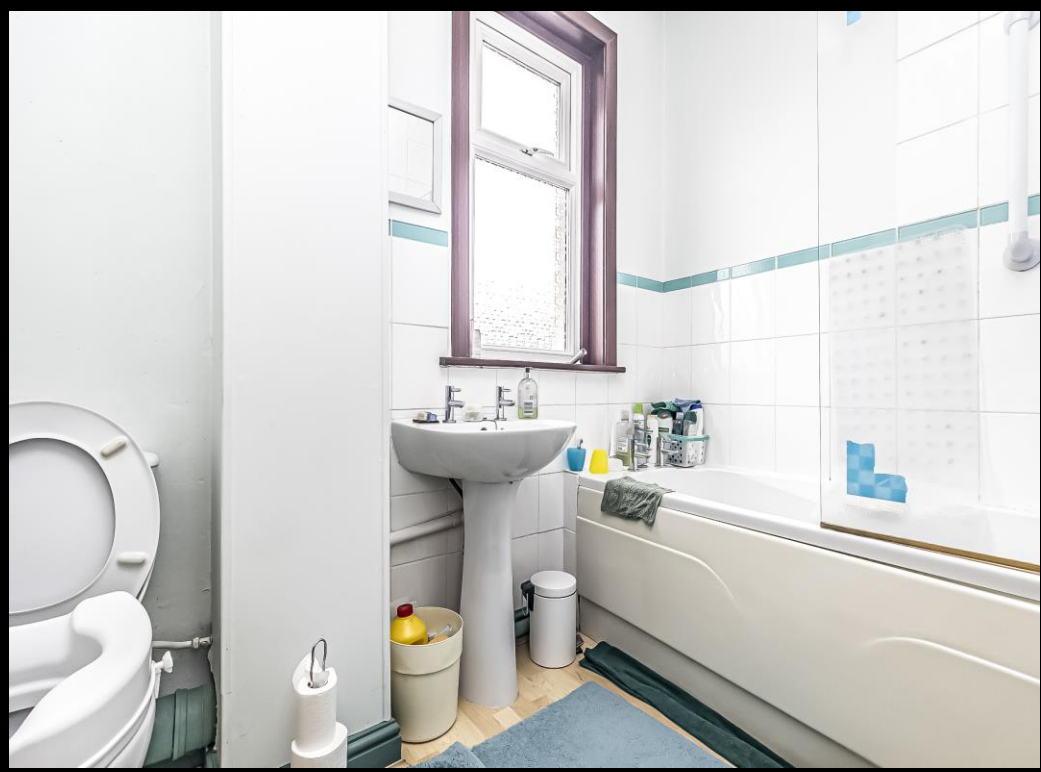
Material Information:

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

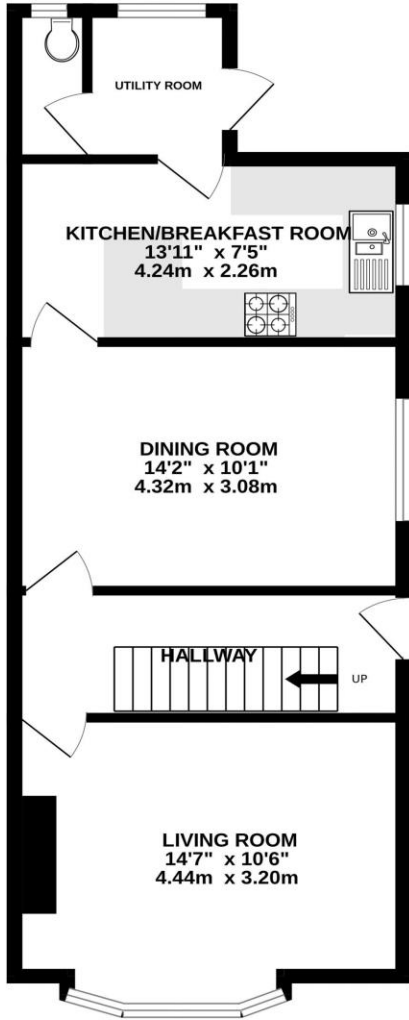


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131 Winter Road, Southsea, P04 8DS

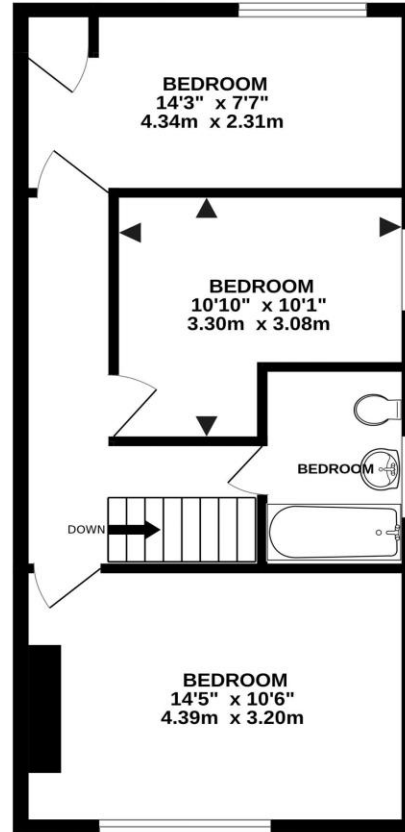




GROUND FLOOR



1ST FLOOR



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